

Vista Lakes Community Association

Board of Directors Meeting
January 10, 2008, at 6:30pm
8841 Lee Vista Blvd.

VLCA Board Meeting

Thursday, January 10, 2008

Meeting called to order: 7:45 pm

Quorum established

Attendees: Ron Cumello, Jerry Harris Renee Hale, Ed Detrick, Carol Schuett, Arno Zeyn

Absent: None

Motion (Arno/Carol) to accept prior meeting minutes. All in favor.

Financial Update –Treasurer, Arno reported that the monthly financials have been delivered and show an excess of revenue over expenses of \$177,038

Payroll ACH – This item will be a point of discussion with Leland in March

Brief discussion of deposits held by progress energy, this issue will be reviewed again in June as that is the time period for progress energy to credit interest earned to the account. In October 2008 the association will have reached the requirements for having the deposits refunded, finance committee will review based on the interest rate paid.

2007 Capital improvement projects, several projects are underway. Tree planting in the park areas is on hold pending more information regarding the bomb range.

Old Business

Pine castle soil sample proposals, one proposal has been received and additional proposals have been requested to test the Association property for munitions. Legal opinion requested from Taylor and Carls regarding Jeep Range. A letter was sent from attorney to Newland requesting any soil testing results completed prior to construction. No response from Newland.

The restoration Board which was being formed has not yet been established by the army corp.

Turnover Status, Waiting on response from Newland to attorneys letter.

CDD Gate Agreement has been modified as requested with CDD insurance figures entered. **Motion (Valerie/Arno) to sign agreement. All in Favor**

Association Manager's Report was supplied to all Board members prior to the meeting.

Motion (Arno/Ron) to receive additional bids and give notice to Newland regarding removal of the palms and planters on the pool deck. All in Favor

Community Directors report, Staff recommendation – Sharon discussed the maintenance workers currently employed, will be hiring a second worker to fill open position. No raise will be issued for current employee.

Discussed repair/upgrade of window in pool office, **Motion (Arno/Valerie) to replace the window as recommended.**

Review of Management plan submitted by Sharon.

Covenant enforcement issues, reports were provided on all open issues. Discussion of signs throughout the community, Sharon will look at existing signs and develop plan for replacements and/or additional signage.

Committees

Amenities, Carol provided the Committee Charter and Tasks. **Motion (Jerry/Arno) to approve as submitted. All in Favor**

Discussion of Rental Rules submitted by committee. Rules to be submitted to the Association attorney for review.

East Orlando Soccer Club, requested use of Amhurst soccer field. As this is a non resident team the request was denied.

Communications, Newsletter Status, Jerry reported on the website. All agreed that the new site is excellent and has been receiving very positive feedback from residents. Ron suggested purchasing 2 large banners at a cost of approximately \$500 to advertise the new website address. Sharon will create flyers for the mailbox areas and use the whiteboards to notify residents.

Events, Renee reported on some of the months events as well as upcoming events.

Neighborhood Watch, Carol reported on the upcoming March 2nd event at the residents center.

VLCA Master Association Schedule, Ron and Renee will work on the 2008 schedule

New Business

January 22nd Meeting at Odyssey Middle School, discussion as to possible guests to invite to speak at meeting.

Donations, **Motion (Ron/Carol) to approve request from Pack 111 for \$250.00 donation. All in Favor**

Adjournment, meeting adjourned at 10:05 pm (Arno/Ron)