

**VISTA LAKES COMMUNITY ASSOCIATION, INC.  
5955 T.G. Lee Blvd. Suite 300  
Orlando, Florida 32822**

Date: January 22, 2008

Location: Odyssey Middle School

**MINUTES OF BOARD OF DIRECTORS MEETING**

*Present:* Ron Cumello (P), Arno Zeyn (T), Ed Detrick (D), Renee Hale (S), Jerry Harris (VP), Valerie Mac Allaster (D) and Carol Schuett (VP)

*Absent:* none

*Also Attending:* Sharon Eichorn Community Director and Gary van der Laan, Association Manager

Open Forum for residents began at 6:30 and ran through 8:10pm

A quorum was established and the Board of Directors meeting was called to order at 8:10pm

Proof of Notice: Gary van der Laan reported that a Notice of Meeting was posted on the Vista Lakes website, and on signage posted at the entrances to all neighborhoods.

**Approval of Prior Minutes: A motion (Arno/Ed) was made to approve the minutes of the October 2007 meeting as presented. All in favor.**

**Treasurer's Report:**

Arno Zeyn presented actual income and expenses for December 2007 and the year ended 12/31/07. Through the end of December the Association shows an excess of revenue over expenses of \$177,038. The Board has allocated \$50,000 of this excess for capital improvements. Any remaining excess will be used to offset 2009 budget/expenses.

**Staff Reports:**

Community Director Report: Sharon Eichorn reviewed her first 2 months working with Vista Lakes. A copy of her report is attached with the minutes.

Manager's Report: Gary van der Laan, Association Manager, provided a written summary of activities for the quarter, a copy of which is attached.

**Old Business:**

OCPS Park Agreement - Ron discussed the status of approval for the fencing to be installed at Amhurst Park. Once signed by the school board the fence will be installed within 60 days. Cost of the fencing to be reimbursed by the school.

- Turnover – A response was received from the attorneys representing Newland Communities in which they refused to provide the documents requested by the Association with regards to land testing done prior to construction. **Motion (Ron/Carol) to have the Association attorney proceed with legal action in response to**

**Newlands refusal to provide records. All in Favor.**

Pinescastle Jeep Range – Extended discussion of the Jeep range issues took place with the army corp. of engineers representative during the open forum.

**New Business:**

- **Motion (Arno/Ron) to remove the name Newland from all HOA property signage. All in Favor.** Arno requested that the CDD also consider this change.
- Ron discussed the quote to repair the damaged sun shade at Amhurst Park, **Motion (Ron/Ed) to replace the sun shade at a cost of \$1,200. All in Favor**

**Adjournment:** A motion (Arno/Ron) was made and carried to adjourn the meeting at 8:40pm.