

## **Vista Lakes Community Association**

Board of Directors Meeting  
February 21, 2008, at 6:30pm  
8841 Lee Vista Blvd.

### **VLCA Board Meeting**

**Thursday, February 21, 2008**

**Meeting called to order: pm**

**Quorum established**

**Attendees:** Ron Cumello, Jerry Harris Renee Hale, Ed Detrick, Carol Schuett, Arno Zeyn, Valerie Mac Allaster

**Absent:** None

**Motion (Arno/Valerie) 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 expenses over revenue of \$12,341. The Board discussed the line items over budget and future spending. The excess is mostly the result of one time improvement projects.

Payroll ACH – This item will be a point of discussion with Leland in the future.

### **Old Business**

Pine castle soil sample proposals, two bids have been received. The bid process has been exasperated by the army corps of engineers bid process which seems to restrict bidding by companies to do private work on the affected property.

Arno discussed the need to look evaluate legal representation for a potential lawsuit in the future.

Turnover Status, Taylor and Carls will be filing court papers soon regarding Newlands refusal to provide testing results.

Association Manager's Report was supplied to all Board members prior to the meeting. Amhurst Fence Status, chain link portion of fencing has begun and should be complete within the next week. Aluminum rail fencing installation should be complete prior to March 15<sup>th</sup>.

Community Directors report, Sharon provided a brief summary of events, maintenance work and clubhouse updates. Arno provided Sharon a copy of the committees work on a job description for the maintenance personnel.

Staff replacements – Discussion on the maintenance positions, currently Jose is out of work due to a injury.

ID System Replacement. Recommendations have been made for a replacement of the current system. Gary will look into options for systems that work with the current gate access systems.

Fiesta in the Park Status, packages are set to go out Monday.

Covenant enforcement issues, reports were provided on all open issues. 3 accounts with past due assessments are ready to go foreclosure. Accounts will be kept on hold. 2 accounts with outstanding violations will be sent to attorney to force compliance.

## **Committees**

Amenities,

Residents Center Rental Rules, the association attorney has provided feedback on the agreement and will be re-writing the section on insurance.

Discussion on the rental of the welcome center, Sharon is concerned with the potential issues related to renting the facility. The Committee will look further into the process. Sharon will develop a FAQ for rentals to be posted at the pool area and on the website. Discussion of the pool rules as submitted by the committee. Several items will be looked at by the committee.

Communications, Jerry discussed the newsletter process and time frames.  
Discussion of the website

Events, Renee gave a preview of upcoming events.

Neighborhood Watch, the minutes from the past committee meeting have been posted on the website. The next workshop will be 4/26-4/27

VLCA Master Association Schedule, Ron will distribute schedule among the Board members. The contract with Leland Management will be reviewed over the next 3 months with regards to restructuring the contract to better fit the needs of the community.

## **New Business**

OPD Patrols from March to August. Discussed hiring of off duty police. Motion (Ron/Arno) to approve the off duty patrols for the next 6 months.

OCPS Meeting Feedback. Discussed re-zoning of school district. Information is posted on the website as it becomes available.

Donations, Motion (Ron/Arno) to approve a \$250.00 donation for Junior Achievement.

Arno raised the issue of removing the name "Newland" from CDD property, Ron was bring this to the CDD Board of supervisors.

**Adjournment**, meeting adjourned at 10:55 pm (Ron/Arno)