

Vista Lakes Community Association

Board of Directors Meeting
July 10, 2008 at 6:30 p.m.
8841 Lee Vista Blvd.

OPEN FORUM at 6:30 p.m.

Thursday, July 10, 2008

Meeting called to order: 8:06 p.m.

Quorum established

Attendees: Ron Cumello, Arno Zeyn, Carol Schuett, Jerry Harris, Valerie Mac Allaster & Ed Detrick. Also in attendance Sharon Eichorn Community Director, Gary van der Laan Association Manager

Absent: Renee Hale

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

Financial Update -Treasurer

Monthly Financial Status, Arno discussed the rising receivables. Ron distributed a chart which tracks the outstanding collectables over the past 18 months. Some discussion of the letter which Ron will be drafting for mailing to residents that are delinquent in their assessment payments indicating they will be denied use of the facilities until the account is brought current.

Uncollectible issue. Arno discussed the budget shortfalls and his meetings with Valerie, Sharon, Ron and Gary concerning the issues. Arno went through all the budget lines items that will be reduced.

Motion (Ron/Carol) to accept budget cuts as recommended by Arno's workgroups. Copy attached. All in Favor.

The Board discussed options available to the community with homes past due, including foreclosing on liens. Gary will send a list to a realtor to investigate the feasibility of moving forward with foreclosure on some of the larger outstanding debt.

Motion (Ron/Valerie) to change pool hours to 11am-7pm. All in Favor.

Old Business

Turnover and Legal Actions Status:

On June 20, 2008 Ron and Harry Carls reviewed documents provided by Newland communities, the documents which were provided were unrelated to the Pinecastle issue.

Association Manager's Report, - written report was provided to the board in advance of the meeting.

Champlain Road Repairs, Gary spoke with the county prior to the meeting and they are expecting to have the road signage in place within the next week. Construction is expected to start within 2 to 3 weeks.

Community Director's Report, report provided at meeting.

Covenant Enforcement Issues, Gary reported on the increase of violation issues throughout all Vista Lakes. Violation issues are closely related to collection issues. Ron mentioned how both issues exist in all the neighborhoods.

Committees

Amenities, Carol discussed the reduction in pool hours and reduced expenses.

Communications, the committee will be meeting to discuss the effect of budget changes.

Contracts, Ron and Arno met with regards to the current management contract with Leland, it is felt that currently it is not feasible to move the workload in house.

Events, Rene was not present.

Neighborhood Watch, Gary will provide Carol with a sponsor for the night out against crime and an attempt will be made to move forward with that event as it was very well received by the residents and the police.

VLCA Master Association Schedule, budget process to start in July, no reserve study update is to be done this year.

New Business

Melrose gates special assessment. The Melrose community received the required 50% response (43 responses) to their mailing regarding a \$5,380 special assessment.

Motion (Ron/Carol) to send a mailing notifying the Melrose residents that the special assessment has been approved and that work on the pedestrian gates will begin once the payments are received from the neighborhood. All in Favor.

Quarterly meeting. Scheduled for July 22nd at the Vista Lakes elementary school. State representative Tony Sasso is scheduled to provide the community with a legislative update.

Architectural committee recommendation. The ARC submitted a recommendation to the Board to modify the fence guidelines to allow aluminum rail fencing on any property within the community. Currently aluminum rail fencing is limited to lakefront property.

Motion Valerie/Arno) to approve changes as recommended by the committee. All in Favor.

Meeting adjourned at 10:14 pm (Ron/Carol) All in Favor.