

Vista Lakes Community Association

Board of Directors Meeting
November 13, 2008, at 6:30pm
8841 Lee Vista Blvd.

Open quorum started at 6:30 pm

Meeting called to order 7:05 pm, all present.

Approval of prior meeting minutes. **Motion (Arno/Carol) to approve as submitted. All in Favor.**

Election of Board Officers. After discussion, **Motion (Jerry/Carol) made to maintain all officers in the same positions. All in Favor.**

Arno noted that this will be his last term and it is necessary to find someone interested in filling the treasurer position next year.

Financial updates – Treasurer

Monthly financial status

Arno will review financials and send a written report to the Board.

2009 coupon book and Central Park.

Discussion about assessments due the master association from Central Park association vs. collection from the individual owners. **Motion (Arno/Ed) to continue collecting Central Park assessments under the current system.**

Road reserves response. Waiting for a response from the associations attorney.

Old Business:

Turnover and legal action status. Response from Newland pending.

Association Managers report. Gary's report was circulated prior to the meeting.

Community directors report.

Holiday bonus for staff, bonus's will continue as have been done in the past.

Work hours, Sharon's request to adjust her schedule to a 4 day work week, 10 hours per day. **Motion (Valerie/Carol) to try an adjusted schedule for the Association Manager on a trail basis. All in Favor.**

Suggestion to adjust maintenance workers hours to 4 day work weeks. **Motion (Ron/Carol) to try adjusted work schedules for the maintenance employees on a trail basis. All in Favor.**

Covenant enforcement issues. Items reported on managers report.

Ron discussed having the association move forward with collection action on homes that are not currently in bank foreclosure. **Motion (Ron/Arno) to move forward with the top 6 occupied homes.**

Committees

Amenities, no meeting this month.

Tennis lights, Carol discussed use of the tennis courts lights now that the timer controls are working properly. **Motion (Ron/Jerry) to allow the tennis courts lights to be used until 10:00 pm at night. All in Favor.**

Communications, Jerry reported on the status of the January newsletter. Needs articles by next week. Website domain name has been renewed for another 12 months, hosting is being moved from Bellsouth to another provider at a savings of approximately \$150.00 per year.

FAQ's. Jerry reviewed the proposed and existing frequently asked questions and asked for any additional input to be sent to him.

Contracts, Ron discussed the scope of work for the management company and his plans to complete the scope and present it to Leland within the near future.

Events, Renee reported on the recent committee meeting and the schedule for 2009.

Neighborhood watch, no report.

VLCA Master Association schedule – Secretary, coupon books have been ordered and the 2009 budget will be included with each payment book.

New Business,

Sharon reported on a change in the law which may require changes in the pool drain grate system.

ARC, committee requests Board approval to go through the architectural guidelines to make changes to the guidelines for clarity.

Ron reported on research being done with the Vista Lakes CDD files regarding use of bond money.

Adjournment, Motion (Ron/Ed) to adjourn, All in Favor.