

Vista Lakes Community Association

Board of Directors Meeting
March 12, 2009 at 6:30 p.m.
8841 Lee Vista Blvd.

OPEN FORUM at 6:30 p.m.

Establish quorum, all board members present.

Call to Order at 7:00 pm, Proof of Notice, Sharon stated that signs were posted throughout the community.

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

Financial Update -Treasurer

- Monthly Financial Status, Valerie discussed the current financial statements.
Discussion of collections and foreclosures actions.
 - Road Reserves, Ron discussed the opinion from the association attorney.

Motion (Kent/Isabelle) to adopt the Taylor and Carls recommendations to fund reserves and have the finance committee work on a plan to implement. All in Favor.

Discussion of the need to find additional members for the finance committee.
Information on current members will be forwarded to the webmaster to update the website.

Old Business

- Turnover and Legal Actions Status, Ron stated that Newland Communities have agreed to the wording on the release and have requested the final list of defects and cost related to the turnover engineering report. Discussion of those defects and costs. Ron will contact attorney to send a response to Newland with the list of defects and costs.
- Association Manager's Report, Gary provided a written report prior to the meeting. Additional discussion of the water conservation efforts the association is undertaking as well as a presentation for the April 21st Quarterly meeting.
- Community Director's Report, Sharon discussed
 - Waverly Gate Repair, **Motion (Jerry/Ron) to repair the call box at the Waverly entrance gate. All in Favor.**
 - Discussion of a residents concern regarding the showing of the pool area during hours the pool is not open. **Motion (Ron/Carol) to adopt a policy wherein realtors may show the pool area to clients during normal pool hours. All in Favor.**
- Covenant Enforcement Issues, Gary reported on the status of several accounts with open violation issues which are in bankruptcy.
- Committees
 - Amenities, Carol discussed the upcoming waterside presentation and requested that the board allow the ARC to accept Florida native water wise plantings as part of the approved planting list for the community.

Motion(Valerie/Isabelle) to allow additional plants to be added to the approved plant list.

- Communications, Jerry discussed the website statistics which he had previously sent out to the board members.
 - Web Site Ads, Jerry presented a revised structure for website ad's.
Motion (Jerry/Ron) to change the add structure per the webmaster recommendations. All in Favor.
- Contracts, the insurance policy is coming up for renewal. Isabelle requested that quotes be obtained with and without staff at the pool area. Gary will contact the agent.
- Events, Renee reported on upcoming community events.
- Neighborhood Watch, no report.
- VLCA Master Association Schedule – Secretary, Quarterly meeting is scheduled for April 21st, 2009.

New Business

- Changing the Gate Timing for a Single Car, Gary advised the board that with the type of gate systems in place this change will not be beneficial and will result in a significant increase in down time to the gate systems.

Isabelle raised concerns regarding staff and requested job descriptions for all full time employees. Discussion also took place regarding children at Amhurst Park after school waiting for pick-up.

Adjournment, with no further business to discuss, **Motion Ron/Carol to adjourn the meeting at 10:00 pm**