

## Vista Lakes Community Association

### Board of Directors Meeting April 9, 2009 at 6:30 p.m. 8841 Lee Vista Blvd.

OPEN FORUM at 6:30 p.m.

1. Establish quorum, all present
2. Call to Order and Proof of Notice, 7:00 pm
3. Approval of prior meeting minutes, **Motion (Valerie/Isabelle) to approve minutes as submitted. All in Favor**
4. **Financial Update –Treasurer,**  
Monthly Financial Status, Valerie reported on the February month end financials.
  - Foreclosure Status, Gary reported on the status of 6 accounts sent to the attorney to proceed with foreclosure.
5. **Old Business**
  - Turnover and Legal Actions Status
    - Settlement Vote, Ron reported on the offer from Newland communities to settle the outstanding turnover issues not including any issues related to the Pine Castle Jeep Range. **Motion (Ron/Valerie) to accept the settlement agreement including a payment of \$250,000 from Newland Communities and if the CDD does not take the Windsor (lot 64) property VLCA will accept a quitclaim deed from Newland Communities. All in Favor**
  - Association Manager's Report, Gary discussed the upcoming quarterly meeting water wise presentation.
  - Community Director's Report, Sharon reported on summertime staff at the pool area. Off duty police have been working in the area.
  - Covenant Enforcement Issues, Gary provided report to board via email.
  - **Motion (Ron/Valerie) to begin enforcement of the suspension of common area use rights including the Amenities Center. Amenities Committee will work on the procedure for the staff to follow. All in Favor**  
Board to approve language prior to implementation.
  - Committees,
    - Amenities, Carol stated that the committee has not met this month. Some discussion regarding guest access to the pool area. Currently the rules posted on the website are a "draft" from 2008 and have conflicting information as to the pool hours. The committee will review what is posted.
    - Communications, Jerry questioned the board on the status of another newsletter. Much discussion about upcoming newsletters.
    - Contracts
      - Insurance Renewal, Ron discussed the insurance policy renewal.  
**Motion (Ron/Carol) to approve the new policy. All in Favor**
    - Events, Renee reported on the upcoming fiesta in the park/egg hunt.
    - Neighborhood Watch, Carol reported on the National night out upcoming in August.

- Valerie reported that she will start working on setting up a finance committee in June to begin work in July.
- OCPS letter on kids at Amhurst Park, discussion of children at Amhurst park after school hours. Isabelle will follow-up with the elementary school principle.
- Change in Pool Coverage. Isabelle discussed options of changing pool staffing in an effort to increase pool usage hours.
- VLCA Master Association Schedule – Secretary, quarterly meeting April 21<sup>st</sup>.

## 6. New Business

Replacement Signs, residents club signs to be removed. Mailbox at residents club to be replaced.

- Waverly gate memory, have Laura try and clean up gate listing.
- Handicap ramps in Warwick, Gary to check with WRS on construction of existing ramps and recommendation for additional ramps. **Motion (Ron/Kent) for Gary to contact WRS to look at existing handicap ramps and make recommendations on existing and additional ramps in Warwick at a cost not to exceed \$250. All in Favor**
- Discussion of medical benefits for full time employees. **Motion (Renee/Kent) for association to provide 50% coverage for employee only. Effective immediately for Sharon and Austin, next enrollment for Jose. Renee, Kent Ron in Favor, Isabelle, Valerie, Jerry against. Motion fails.**
- **Motion by Ron to reimburse Austin \$1,200 in paid insurance costs. No second.**
- **Motion (Isabelle/Renee) to reimburse Austin \$600 towards insurance costs. All in Favor.**
- **Motion (Renee/Isabelle) to have amenities committee re-visit pool staffing issue. All in Favor.**

## 7. Adjournment, with no further business to come before the board, **Motion (Kent/Isabelle) to adjourn the meeting at 10:35. All in Favor.**