

Vista Lakes Community Association

**Board of Directors Meeting
September 10, 2009 at 6:30 p.m.
8841 Lee Vista Blvd.**

OPEN FORUM at 6:30 p.m.

- 1. Establish quorum, Ron Cumello, Jerry Harris, Renee Hale, Valerie MacAllster, Kent Campbell. Isabelle Day absent. Carol Schuett arrived later in meeting.**
Also present were Sharon Eichorn, Community Director and Gary van der Laan, Association Manager. . 10 residents in attendance.
 - Resident from Horizons discussed community issues, as these are not issues of the Master Association the board referred the owner to his local board.
 - Maintenance of homes, discussion of abandoned homes.
 - Homes In foreclosure, discussion of bank foreclosure issues.
 - Discussed Pine Castle Jeep Range issues, Ron provided update on current status.
- 2. Call to Order and Proof of Notice, 7:15pm**
- 3. Approval of Prior Meeting Minutes, Motion (Kent/Valerie) to approval as submitted. All in Favor.**
- 4. Financial Update -Treasurer**
 - Monthly Financial Status, Valerie was unable to report on the current monthly financials as they have not yet been produced.
Renee asked Valerie about employee insurance cost, Valerie reported on the cost to the association for providing insurance to all full time employees.

Action item: Gary to find out if the association can request plans to be removed from options Gevity offers.

Action item: Leland to send invoices from Spies and Gate repairs to Sharon for coding prior to payment. Ron requested that Leland notify him if there is a delay in coding invoices for payment.

- Staff Compensation
 - Pool Staff Pay Rate, **Motion (Valerie/Renee) to hire on new pool staff at \$8.50 per hour. After discussion Valerie, Renee voted in Favor, Ron, Kent, Jerry opposed, motion fails.**
 - Medical Coverage, discussion of picking up medical costs on full time employees, **Motion (Valerie/Kent) to reduce Jose insurance to 50% insurance and supplement his income with the difference effective 10/1/09. All in Favor.**

Carol Schuett arrived at meeting.

- 2010 Draft Budget Review, Valerie discussed the work done by the 2010 budget. Board discussion of the proposed budget and updated reserve study.

Action Item: Leland to determine the amount of interest owed on the May 2009 list of past due accounts in gated communities.

5. Old Business

- Association Manager's Report, Gary's report provided prior to meeting.

Action Item, Gary to send letter to Nancy letting her know that the board approved 2 new ramps and where she would want them installed.

Discussion of boats parking on the street. Attorney to take action.

- Community Director's Report, Sharon submitted report prior to meeting.

Action Item: Sharon will provide information to Leland on owner of Ice Cream truck.

- Discussion of getting quotes for projects. When possible 3 bids are received for projects.
 - Four Day Work Week Review, board had approved the short work week before the summer and noted that it would be reviewed. Sharon reported that the 4 day work week has been effective with no negative feedback from any residents. Concern raised regarding the winter months not having anyone at office on Fridays. Sharon felt that there would be no negative impact with this system.
- Covenant Enforcement Issues, Board approved moving forward on 2 homes that remain in violation after having received final notices from Leland. Kent discussed past references to fine and covenant enforcement committees. Ron provided some history as to the violation process and the enforcement committee.
- Committees
 - Amenities, Carol circulated a document created in 2008 concerning the committee responsibilities. Renee asked that Sharon look into cleaning the pool furniture and surrounding areas.
 - Communications
 - Review Draft Newsletter, board discussed the latest draft of the newsletter. The committee will make some additional changes and resubmit to PIP printing. Newsletter is expected to be delivered at the end of September or early October.

- Discussion of the best way to track issues within the community, suggestion of adding an action list to the agenda and minutes. Ron will add this tracking to the agenda.
 - Contracts
 - Leland Contract Questions, Ron provided some history on the current Leland contract. Kent raised some issues with the current contract. The Board will discuss the contract at the October meeting.
 - Engineering, Ron will bring the committee together within the next 2 months to discuss improvements needed based on the engineering report.
 - Events, Renee discussed the movie in the park, turnout was low as signs were not put out. Upcoming movie in the park and garage sale. Halloween event 10/31/09.
 - Neighborhood Watch, Carol reported on positive comments from residents about the park area.
- Board Election in October
 - Nomination Committee Authorization, Ron discussed the upcoming “meet the candidate” night. Jim Shelton is heading up the committee. Adam and Nancy will facilitate the meeting. **Motion (Ron/Valerie) to authorize the neighborhood representatives to move forward with the meeting. All in Favor.**
 - Meet the Candidates October 15th at the residents center. Carol Schuett will represent the Board at the meeting.
- Legal Opinion on City of Orlando Polling Request (March 9 and April 13, 2010). The attorney recommended changing some of the clauses of the contract. Sharon reported that the City is open to making changes. **Motion (Ron/Carol) to move forward with signing the contract with the attorneys suggested changes. Ron, Carol, Valerie, Renee and Jerry in Favor. Kent opposed. Motion passes.**
- VLCA Master Association Schedule – Secretary, nothing to report.

6. New Business

- Recommendation from ARC to modify the ARC guidelines and approve PVC fencing. **Motion (Valerie/Jerry) to approve changes to the ARC guidelines as recommended by the committee. All in Favor.**
- Review VLCA Organization and Responsibilities Documents. Ron discussed **Action Item, Kent, Carol and Valerie to review and advise the board on changes needed to these documents.**

Sharon talked to the Board about signs on the property, maintenance personal will not remove signs unless they are on HOA or CDD property. Sharon discussed purchasing signs to replace the white boards. Sharon will get pricing and bring it back to the Board.

7. Adjournment, with no further business, Motion(Ron/Jerry) to adjourn at 11:30 pm. All in Favor.

