



Vista Lakes Community Association, Inc.

**Board of Directors Monthly Minutes
April 8, 2010 at 6:30 p.m.
8841 Lee Vista Blvd.**

Association Member's Open Forum starts at 6:30 p.m at the Vista Lakes Resident's Center
One resident in attendance, no questions from the floor.

Establish quorum, Kent, Debbie, Jim, Valerie, Renee, Ron present, Gary absent.

Call to Order and Proof of Notice, meeting called to order 6:43pm, notices posted in community newsletter and calendars.

Approval of Prior Meeting Minutes, Motion (Valerie/Jim) to approve minutes as submitted. All in favor.

Community Director's Report (Sharon Eichorn), Sharon provided a report at the meeting. Discussion of promotion of pool staff members. Sharon to make those decisions. **Motion (Valerie/Ron) to accept proposal for swim lessons provided that the instructor is not a paid employee. All in Favor.** Discussion of the use of community tables for block parties, no motion. Gary will talk with Servello about cost of palm trimming. Discussion of purchase of doggie stations within the neighborhoods. **Motion (Valerie/Debbie) to purchase 6 doggie stations. All in Favor.** Sharon to provide Gary with a map of areas to install.

Motion (Ron/Jim) to replace the damaged section of the slide at Vista park. All in Favor.

Association Manager's Report (Gary van der Laan), Gary provided a report to the board prior to the meeting. Discussed turning over account to attorney for further action. Kent discussed insurance renewal quotes, **Motion (Kent/Debbie) to change carriers to Brown and Brown. All in Favor.**

Financial Update –Treasurer (Jim Shelton), Jim provided a report to the board on the current financial status of the association. Discussion of the financial interface document created by Jim to document the process's in place.

Association Schedule – Secretary (Debbie Salerno) Debbie reported on upcoming events.

Committee Updates

Amenities, Carol discussed the committee's recommendation for pool furniture repairs/replacements.

Motion (Valerie/Renee) to spend the \$4,000 line item on pool furniture. All in Favor.

- Discussion of replacement of signs in the community. **Motion (Valerie/Debbie) to purchase signs not to exceed \$1,375 plus tax. All in Favor.**
- ARC, Jim discussed the last meeting and a variance that the committee has tentatively approved.
- Communication, Jim had nothing additional to add to Jerry's report which was emailed to the Board.
- Engineering/Capital Improvements (includes Turnover Repairs). Ron distributed a cost breakdown report of items the committee has been working on.
- Events, Renee discussed upcoming community events and the feedback from the Fiesta in the park. Discussion of thank you notes being sent out to event sponsors.

Old Business to be discussed

- Resurfacing the Tennis Courts (Turnover Repair - Advantage Courts, Inc), court resurfacing has been completed.
- Vista Lakes 10th Anniversary Event, Renee discussed the upcoming May 15, 2010 event.
- Pool Paver Repairs (Turnover Repair), repairs are underway and expected to be completed within the next week.

- Vista Park Slide Update (CD), discussed during CD report.
- Pool water supply issues (Sharon), paperwork has been provided to Jim to transfer water meter from the CDD to the HOA.
- Avon Doggie Station Status, item voted on during CD report.
- Pool Furniture Chemical Treatment Update, discussed under amenities report. Kent discussed getting additional bids for this work.
- HOA Signs, discussed under amenities report.
- Waverly/Carlisle/Windsor Gate Spec (Ron/Gary), Ron and Gary reported on the findings with meeting from gate companies, those companies are not aware of any reaching distance specifications.
- Dock Wood Sealing Update (Sharon), Sharon will wait to find out regarding the cleaning proposals before having any work done.
- Amenities Suspension Letter Update (Jim/Sharon), letter remains in use.
- Quarterly Meeting Location, Odyssey Middle School.

New Business

- Review of Leland Contract and Performance (Ron), Ron discussed the history of the management contract and the current contract.
- Financial Interface Document (Jim), Jim discussed item during Treasurer report.
- CD Hours (Kent), Kent discussed the hours put in by Sharon each month.
- Management of Maintenance Personnel (Kent), discussion of how maintenance men are managed currently and the interaction between HOA and CDD.
- Yard of the Month (Kent), tabled.

Adjournment, with no further business to discuss, Motion (Jim/Debbie) to adjourn meeting at 10:42pm