



Vista Lakes Community Association, Inc.

**Board of Directors Meeting Minutes  
July 8, 2010 at 6:30 p.m.  
VLCA Resident's Center**

**Current Board of Directors:** Kent Campbell (President), Valerie MacAllaster (Vice President), Debbie Salerno (Secretary, Jim Shelton (Treasurer), Ron Cumello (Director), Renee Hale Director, Gary Schuett (Director)

**Resident Open Forum starts at 6:30 p.m. (Approx 30 Minutes).** Discussion of the lake maintenance in Carlisle, The responsibility for pond maintenance is with the CDD, an aerator will be installed in the next fiscal year to help resolve these issue moving forward.

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

**Call to Order and Proof of Notice, meeting called to order at 6:55pm**

**Approval of Prior Monthly Workshop Minutes (June 10, 2010), Motion (Jim/Gary) to approve minutes as submitted. All in favor.**

**Community Director's Report (Sharon Eichorn)**

Sharon currently out of office, no report provided.

**Association Manager's Report (Gary van der Laan)**

Report submitted prior to the meeting. Discussion of tenant rent collection. Gary stated that no administrative or legal cost for rent collections will be paid by the HOA. All new administrative and legal costs will be charged to the owners account and paid from the actual rent collected. The Board did not agree to allow tenants that comply with the demand letter to use VLCA common areas unless the account was fully paid up.

**Motion (Ron/Gary) to move forward. All in Favor.**

Gary will provide an update on the accounts the Board approved for foreclosure and a recommendation on any remaining accounts that are past due and not in foreclosure or bankruptcy

**Motion Ron/Jim) to move forward with litigation on covenant enforcement issue in Warwick.**

**Financial Update – Treasurer (Jim Shelton)**

Jim reported on the current financial status of the association. Jim also discussed the status of setting up the budget meeting process.

**Committee Updates**

Ron stated that the contracts committee had met with an engineer to discuss the repairs to Vista Park blvd under drains, currently in a fact finding mode.

Gary reported on the last committee meeting. Committee is still searching for new members.

Renee mentioned that the movies in the park are very popular.

**Old Business to be discussed**

- CC and CD Job Descriptions (Kent), discussed updated job descriptions.
- CC Position
  - Search Status (Kent), discussed resumes that have come in. The committee will meet on the 22<sup>nd</sup> to review resumes.
  - Budget Planning (Jim), finance committee will work the new position into the budget.

- Pool Rules (Ron), pool rules were sent out in advance of the meeting, **Motion (Kent/Debbie) to approve pool rules. All in Favor.**
- Neighborhood Funds, Jim discussed a request from a resident regarding use of funds.
- Covenant Enforcement Issue - Arbitration Update, motion passed earlier in meeting.
- Doggie Pot Station has been installed.
- Sign Update (Signs Received?) Signs have not been received.
- Palm Tree Trimming Update (Gary), expected before the end of July.

### **New Business**

- CD/Employee Leave of Absence / Unavoidable "Out of Office" periods and Compensation, the board discussed the current situation with Sharon. **Motion (Ron/Gary) to pay Sharon for 72 hours of missed time. Ron, Gary, Jim in favor. Debbie, Renee and Kent opposed. Motion fails.**

**Motion (Ron/Kent) to create a committee to review employee handbook. All in Favor.**

Employee handbook committee formed, Gary and Ron to serve on the committee.

- Event Issue, Renee and Debbie discussed several issues with the July 4<sup>th</sup> event, they will follow-up with Sharon when she returns to work.
- CAM Focus on Community (Jim/Ron), discussion of CAM involvement with the community.
- Sidewalk/Driveway Apron Repair (Jim), discussion on sidewalk maintenance throughout the community.
- Covenant Enforcement/Resident Email (Kent) discussed open issues in the community and options of issuing fines for violations.
- Parking Sign (Sharon/Kent), discussion of signs to be installed in non gated communities.
- Renee discussed issues with lap lane markers in the pool.
- Special Board Meeting (Kent), meeting to be scheduled for August 7th.

**Association Schedule – Secretary**, Debbie reported that the quarterly meeting will not be held. Also discussed a request from buzz net member to serve food at pool area.

**Adjournment, with no further business to discuss meeting was adjourned at 10:25 pm**