



*Vista Lakes Community Association, Inc.*

**Meeting Minutes – Quarterly Board of Directors Meeting  
June 21, 2011 at 6:30 p.m.  
Resident's Club, 8841 Lee Vista Blvd, Orlando, FL 32829**

**Open Forum for Owners, 6:50 p.m.**

Ron welcomed all attendees to the Quarterly Meeting. Ron and Jim discussed the role of a Neighborhood Representative. Neighborhood Representatives present was Jim Shelton (Melrose), Israel Collazo (Newport), Randy Young (Carlisle), Adam English (Central Park), Judy Smeltzer (Champlain), Patty Kenny (Gentry Park), and Frank Sebestyen (Warwick). The Neighborhood Party policy and facilities were discussed. Jim asked the community for input regarding street tree maintenance and sidewalk repairs in the gated communities. Ron offered the Neighborhood Representatives the Resident's Club to meet and discuss details of the trees and sidewalks after the Board meeting. Other topics of discussion were the road pavers in Champlain, flower beds flooding on Lee Vista, the lake fountains, Warwick trees, the fishing pier removal, the condition of the lakes, and adult recreational activities.

**Establish quorum**, Board of Directors present: Ron Cumello (President), Kent Campbell (Vice Present), Gary Schuett (Secretary), Jim Shelton (Treasurer), and Israel Collazo (Director)  
Absent: Debbie Salerno (Director), Bill Gompel (Director)

**Proof of Notice**, Sharon verified proper notice of the meeting.

**Call to Order**, meeting called to order by Ron at 7:45 pm.

**Approval of Prior Quarterly Meeting Minutes (February 15, 2011), Motion (Jim/Kent) to approve minutes as submitted. All in Favor. Motion Carries.**

**Treasurer's Report:**

Jim reported on the financial status of the association.

**Staff Reports**

Kent stated that he believed that the separate quarterly reports provided by the Managers were not necessary. He suggested that the last Manager's Report submitted for the month was sufficient for the Quarterly meetings. Ron agreed and accepted his suggestion. Managers will now submit the most recent Managers Report.

Community Director (Sharon Eichorn):

Report distributed to the Board of Directors via email prior to the meeting. Copies were available to the residents. Highlights of the report included maintenance items and food vendors at the pool.

Association Manager (Christy Borden)

Report distributed to the Board of Directors via email prior to the meeting. Copies were available to the residents. Highlights of the report included covenant enforcement tips, collections and landscaping.

**Old Business**

Repair of parking lot at Amenities Center

Discussion regarding discovery of additional repairs vital to complete the parking lot repair at the Resident's Club. The current contractor, All Terrain Tractor Service, submitted a bid for \$1900.00 for work needed on the storm drain inlet.

**Motion (Ron/Kent) to approve the proposal submitted by All Terrain Tractor Service. All in Favor. Motion Carries.**

**New Business**

No New Business was reported.

**Meeting Adjournment, with no further business to discuss at 8:00 PM,**

**Motion (Kent/Jim) to adjourn. All in Favor. Motion Carries.**

APPROVED