



Vista Lakes Community Association, Inc.

**Meeting Minutes – Annual Board of Directors Meeting
October 16th, 2012 at 6:30 p.m.
Odyssey Middle School, 9290 Lee Vista Blvd, Orlando**

Open Forum for Owners, 6:30 p.m. There were 23 residents present. Discussion items were the 2013 budget, the resident's club renovations, the reconsideration for neighborhood block parties, carry over funds, improving the playgrounds with rubber surfacing and resolving the drainage and mulch problems, pool hours, new FEMA flood zones and new surveying, traffic control, burglarized homes, and pavers at the pool.

Establish quorum, Board of Directors present: Ron Cumello (President & Acting Treasurer), Jerry Harris (Vice President), Gary Schuett (Secretary), Israel Collazo (Director), Bill Gompel (Director), Katherine Sebestyen (Director), Christian Lau (Director).

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

Call to Order, meeting called to order by Ron at 7:15 pm.

Approval of Prior Quarterly Meeting Minutes (February 21, 2012), Motion (Gary/Katherine) to approve minutes with revisions noted by Jerry Harris. All in Favor, (7-0).

Treasurer's Report:

Ron discussed the current financial status of the association.

Presentation of 2013 Budget, Ron discussed the proposed budget.

2013 Budget Vote, **Motion (Bill/Gary) to approve 2013 operating and capital budget, All in Favor, (7-0).**

Staff Reports

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 political signs, city enforcement, pool furniture replacement, park closings due to rubber surfacing, and changing gate maintenance contractors.

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 collections, covenant enforcement, and landscaping.

Old Business to be discussed

Resident's Club Renovations- Ron stated that the Board approved the new survey at the last meeting and McCree was in the process of completing. Ron stated that it was confirmed by our insurance agent, Brown & Brown Insurance, that the association would be able to insure the Resident's Club when renovated and the county would issue a temporary permit to complete the construction. Ron also stated that once the renovations were completed, the county could not guarantee a certificate of occupancy until the flood zones were verified and therefore, if we continued doing business out of the Resident's Club without a certificate of occupancy, the association could face a fine. Ron stated that the Directors would revisit the process at the next scheduled meeting.

New Business

No new business to be discussed.

Adjournment, with no further business to discuss at 7:27 PM, Motion: (Ron/Gary) to adjourn. All in Favor. Motion Carries, (7-0).

Board of Directors Election, Christy Borden explained the election process and asked for nominations from the floor. There were no nominations from the floor.

Ballots were distributed to all neighborhood representatives in attendance. There were three open Board positions and six candidates.

Election results, Israel Collazo, Bill Gompel, and Scott Fehringer were elected to the 2013 Board of Directors.

Meeting adjourned at 7:53 PM.

APPROVED