



*Vista Lakes Community Association, Inc.*

**Meeting Minutes – Quarterly Board of Directors Meeting  
January 21, 2014 at 6:30 p.m.  
Residents Club, 8841 Lee Vista Blvd, Orlando**

**Open Forum for Owners, 6:30 p.m.** There were 7 residents present. President Jerry Harris stated that there was an invitation to the CDD to be the guest speaker for tonight's meeting, however they declined the invitation. Jerry stated that the residents were welcome to attend the CDD meetings with the next being on February 13 at 10AM at the Residents Club. Other topics of discussion were covenant enforcement, the board researching and considering a Hearing Committee and fining process and county notification regarding smoke testing.

**Establish quorum**, Board of Directors present: Jerry Harris (President), Katherine Sebestyen (Vice President), Scott Fehringer (Treasurer), Israel Collazo (Director), Christian Lau (Director). Bill Gompel (Director) and Gary Schuett (Secretary) were absent.

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

**Call to Order**, meeting called to order by Jerry at 6:39 pm.

**Approval of Prior Quarterly Meeting Minutes (October 15, 2013), Motion (Jerry/Christian) to approve minutes with revisions noted. All in Favor, (5-0).**

#### **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.

Community Coordinator (Monty Brown)

Jerry Harris introduced Monty to the residents as the new community coordinator. Monty gave professional background information such as resort, maintenance, and construction management as well as obtaining his Florida LCAM.

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 the collections, covenant enforcement, and landscaping. Christy introduced Lauren Waite who would be performing the covenant enforcement duties in Vista Lakes at no additional cost to the association. Christy stated that Lauren was an onsite manager for three years, is an LCAM, and has earned her MBA. Christy explained that Lauren will be utilizing a new software that allows pictures to be included on the violation notices.

#### **Committee Updates**

Amenities- Report distributed to the Board of Directors via email prior to the meeting

ARC- Report distributed to the Board of Directors via email prior to the meeting

Communications- Report distributed to the Board of Directors via email prior to the meeting

Finance- Financial and operations meeting being held at the Leland office on February 3.

### **Old Business to be discussed**

Palms at Pool Gazebo- Carol stated that Sharon had obtained three quotes to cut the palm trees that surround the gazebo. Carol stated that the Committee recommends that Servello cut and remove the trees in order to insure that the health of surrounding plants are covered.

Landscaping- Jerry stated that three Directors, Katheryn, Christian and Bill, were going to complete a walk thru with the agronomist in February and report back to the Board.

Pressure Washing Sidewalks and Street Cleaning- Sharon stated that she was in the process of obtaining the bids for the pressure washing and street cleaning. Sharon stated that the weed spraying has already been completed.

Reserve Study- Christy stated that a copy of the proposal to update the reserve study by Reserve Advisors was distributed prior to the meeting for Board review. **Motion (Christian/Israel) to enter into contract with Reserve Advisors at \$4300.00 to update the reserve study. All in Favor. Motion Carries, 5-0.**

House Colors- Jerry stated that he had received input from some Board members and the ARC regarding the possible removal of some house colors from the approved color schemes. No decisions have been made at this time.

Clubhouse Rental- Sharon stated that the clubhouse rental information has been sent to Jerry for posting to the website.

### **New Business**

Soccer Field- Sharon stated that the soccer field would be shut down the month of March for routine scheduled maintenance.

Next Meeting is scheduled for February 13, 2014 at the Residents Club.

**Adjournment, with no further business to discuss at 7:06 PM, Motion: (Jerry/Israel) to adjourn. All in Favor. Motion Carries, (5-0).**