



Vista Lakes Community Association, Inc.

**Meeting Minutes – Board of Directors Workshop  
September 18, 2014 at 6:30 p.m.  
Residents' Club**

- Resident Open Forum started at 6:36 p.m. There were 6 residents present. The topics of discussion were the concern for the snakes from the conservation area in Warwick and the CDD's responsibility.
- Establish quorum: Jerry Harris, Katherine Sebestyen, Gary Schuett, Christian Lau, Scott Fehringer, Bill Gompel and Israel Collazo were present.
- Call to Order and Proof of Notice: Meeting called to order at 6:48 p.m. and Proof of Notice verified by Sharon Eichorn.
- Approval of Prior Monthly Workshop Minutes: Motion (Scott/Christian) to approve the August 14, 2014 Board Meeting Minutes with corrections provided by Jerry Harris. All in Favor. Motion Carries, 7-0.

*Action Item: Christy- forward to Jerry for web site posting.*

- Community Director's Report (Sharon Eichorn):  
Sharon stated she had distributed the August report prior to the meeting and asked if there were any questions. Jerry inquired about the progress of the Operations Manual. Sharon stated that she is still working on it but it is not yet completed. There was a consensus of the Board for Sharon to provide a plan of completion as well as annual goals for herself and staff at the October 2 board meeting.

*Action Item: Sharon- provide Operation Manual plan and staff goals at October Board meeting.*

- Community Coordinator Report (Monte Brown):  
Monte stated that his report was submitted prior to the meeting and asked if there were any questions. There were no questions.
- Association Manager's Report (Christy Borden):  
Christy explained and provided a copy of a proposed amendment to the Leland and Vista Lakes management contract based on a change to Florida statute in July. The amendment language is copied directly from statute that states the association does not have to indemnify the management company in the event of violation of criminal law, derives an improper personal benefit, either directly or indirectly; is grossly negligent; or is reckless, is in bad faith, is with malicious purpose, or is in a manner exhibiting wanton and willful disregard of human rights, safety, or property. Christy stated that by signing this amendment, it would not affect any other part of the contract, such as termination, other than the indemnity clause.

**Motion (Bill/Katherine) to sign the amendment as presented per Florida statute. All in Favor. Motion Carries, 7-0.**

Christy stated that there were 5 candidate intent forms received with 2 being invalid.

Christy stated there were 10 accounts that need to be forwarded to the attorney. There was a consensus of the Board to place the 4 exterior paint accounts on hold due to excessive rain and revisit at the October meeting.

**Motion (Christian/Gary) to forward covenant enforcement accounts to the attorney based on covenant enforcement policy. All in Favor. Motion Carries, 7-0.**

Jerry stated that the Board needed to revisit the request by the Warwick resident to allow the set of hedges that align the CDD walking path which neighbors the conservation area and extends to the lake to remain at 6 feet for privacy purposes. Although the resident had requested an ARC variance Jerry clarified that this was not the appropriate action as an ARC application had been submitted and approved, and the hedge installed, and that was the extent of the ARC's powers. Now that the hedge had grown and had prompted a violation notice, only the Board had the authority to enforce or waive the violation. The Board discussed the request, understood that there were no neighboring homes that were affected by the hedges, just residents walking the path. The Board also understood that if the owners were asked to remove the hedges or cut them to meet the 4 feet or lower guideline, the owners would request to install a 6 ft. fence in that area which would be

allowed according to our documents. It was decided that the hedges were more aesthetically pleasing than the 6 ft. fence and the request was unique as it involved privacy from neighboring CDD property.

**Motion (Gary/Katherine) to allow the resident to maintain existing hedges that line the CDD property at the same height of an approved fence which is 6 ft. while this decision will not take precedence over existing hedge maintenance rules as it is a unique situation involving neighboring CDD property. All in Favor. Motion Carries, 7-0.**

*Action Item: Christy- implement amendment and supply the Board with the signed and executed document.*

*Action Item: Christy- contact Warwick resident regarding hedges.*

*Action Item: Lauren- inspect 10 accounts again and if not in compliance, forward to attorney for enforcement. Inspect and report 4 exterior paint accounts for October meeting.*

- Committee Updates (to be provided via email, prior to the meeting).
- Amenities: Report provided to the Board prior to the meeting. Carol Schuett gave a landscaping update. Sharon provided newly proposed soccer diagram which will divide the field into three. She stated that the elementary school was in favor of the change and the city manager was reviewing the proposal as well as the attorney. Once the city approves the change, the information would be forwarded to the association's attorney for final review. There was a consensus of the Board to remove the broken goals from the field. Christian and Israel expressed concern for the maintenance of the softball field. Sharon stated that she would direct maintenance to drag the field and fix the hole. Sharon proposed the elimination of events in 2015. There was a consensus of the Board to continue to provide events next year that proved to be successful in 2014 such as the holiday events but maybe have fewer parties/ dive in movies as well as encourage neighborhood events.

*Action Item: Sharon- advise the board of the status of the soccer field agreement.*

*Action Item: Sharon- fix hole at softball field.*

- ARC: Report provided to the Board prior to the meeting. Monte asked the Board to review revised application that includes compliance inspection information and make a decision in order to implement new application. Jerry stated that they would review the application. There was discussion regarding a variance request for fencing. The owner is selling his home and was in violation for installing a fence that was not approved by the ARC. The owner's application for fencing was approved, however, he didn't install the approved material and he is now asking the board to consider approving the existing fencing. There was a consensus of the Board that the owner be contacted and asked that he be in compliance according to the approved application.

*Action Item: Board- review and approve or revise new ARC application that include compliance inspections.*

*Action Item: Christy- contact owner regarding decision concerning fencing.*

- Communications: Report was submitted to the Board prior to the meeting. Jerry stated that the October newsletter was on track to be delivered by the end of September.
- Contracts: Report was submitted to the Board prior to the meeting and recommendations would be discussed at the October 2 Board meeting.
- Finance: Report was submitted to the Board prior to the meeting. Bill gave an overview of the budget process and timeline. There was discussion regarding increasing the size of the parking lot at the Resident's Club. Sharon states that there was only a parking issue around ten times a year. The Treasurer, Scott Fehring gave an overview of the financials. There was a discussion regarding the gates at Carlisle and Warwick and the CDD responsibility for the replacement.

*Action Item: Sharon- submit invoice to CDD for reimbursement of Warwick gate replacement. Contact CDD regarding replacement of Carlisle gate.*

- Old Business to be discussed
  - CDD Liaison- Jerry reported that Linda Marcelle resigned as the Vista Lakes community representative liaison to the CDD.
- New Business to be discussed

- Central Park Cameras- Jerry stated that Central Park installed cameras on HOA property. There was a consensus of the Board that agreed that the cameras be removed. Sharon was instructed to contact management and ask for the removal of the cameras.
- Towing- There was a discussion regarding the legal opinion regarding towing vehicles in the gated communities.
- Orange County Public Schools Request- Jerry stated that the school had requested that the community agree to a hold harmless agreement in order for the bus to enter into the Melrose gated community. There was a consensus to allow the bus to continue to enter Melrose, however, the agreement would have to be reviewed by the attorney as there were liability concerns.

*Action Item: Sharon- contact Central Park regarding the removal of cameras from HOA property.*

*Action Item: Jerry- forward agreement to the attorney for an opinion.*

- Association Schedule
  - Next Scheduled Membership Meeting on October 2, 2014 at 6:30 PM at the Resident's Club.
- Adjournment **Motion (Jerry/Christian) to adjourn meeting at 10:35 p.m. All in Favor. Motion Carries, 7-0.**

APPROVED