



Vista Lakes Community Association, Inc.

**Meeting Minutes - Board of Directors
November 13, 2014 at 6:30 p.m.
Residents' Club**

- Resident Open Forum: There were 4 residents present. The topics of conversation were violations, pressure washing, ARC approval of French drains and a presentation by Active Dog Services. The owner of Active Dog Services lives in Vista Lakes and would like to train resident's dogs on the property. Sharon is going to work with her on developing a schedule for these services and to make sure she has the proper insurance and certification. The Board was in agreement to let her teach these classes once they have the additional information.
- Establish Quorum: Karl Brown, Israel Collazo, Scott Fehringer, Jerry Harris, Christian Lau, Gary Schuett and Katherine Sebestyen were present.
- Call to Order and Proof of Notice: Meeting called to order at 7:19 p.m. and Sharon Eichorn verified Proof of Notice.
- Election of Officers: After a discussion of the open positions, the board was in unanimous agreement of the appointments. The officers are as follows President- Jerry Harris, Vice President- Katherine Sebestyen, Treasurer- Scott Fehringer and Secretary- Gary Schuett.
- Approval of Prior Meeting Minutes: **Motion (Israel/Christian) to approve the October 2, 2014 Board Meeting minutes with corrections provided by Jerry Harris. Motion carries, 7-0**
- Community Director's Report (Sharon Eichorn): Sharon's report was sent out via email. There were no questions from the Board. There was a discussion on how well Trunk or Treat event went and on the upcoming Christmas event. Sharon will need some volunteers for the Christmas event as two of the vendors, Publix and Home Depot, had schedule conflicts and had to back out.

The Neighborhood rep meeting is postponed until January. Sharon will have the exact date in December.

- Community Coordinator's Report (Monte Brown): Monte's report was sent out to the Board via email. They had no questions.
- Association Manager's Report (Christy Borden/Lauren Waite): Lauren gave an update on violations ready to be turned over to the attorney, 1 for exterior house painting and 5 for fence painting. **Motion (Scott/Gary) to send these accounts to the attorney. Motion Carries, 7-0.**

Motion (Jerry/Christian) to waive all balances under \$10 that are not assessment related. Motion carries, 7-0.

The Board was in agreement that moving forward, they only need to see pictures from the landscaper if there are issues on the property.

Action Items: Do the neighborhood reps have to reside in the neighborhood they are representing? Does the Board need to sign new signature cards with the bank?

- Committee Updates (to be provided via email, prior to the meeting)
- Amenities- there was a request from CDD to set up meeting with Brian and Tom to go over the vision plan for the community. The amenity committee will meet with them in January.

There are 6 outstanding proposals from Servello in the amount of \$4,140. The Committee proposes that no action be taken until after the January meeting.

There are excess funds for mulch from the 2014 budget. Amenities would like to use those funds to purchase mulch from Servello or competitor. **Motion (Jerry/ Israel) to approve the purchase of mulch in the amount not to exceed \$2,815 for Warwick. Motion carries, 7-0**
Motion (Jerry/Christian) to approve the purchase of mulch in the amount not to exceed \$2,626 for the 3 parks and residents club. Motion carries, 7-0.

There are excess funds under pool furniture and recreational misc. in the 2014 budget. **Motion (Gary/Karl) to approve the purchase of 3 tables and 3 umbrellas for the pool are for \$1,575. Motion carries, 7-0**

- ARC- The last meeting was cancelled and so is rescheduled.
- Communications- Jerry sent out the report via email. The January newsletter is underway and articles are due by Tuesday.
- Finance- Have not received October financials yet. Nothing new to report.
- Old Business
Lighting Repairs- The repairs have been completed to the lights in the pool and parking lot.

Newport Park Timers- Timers have been adjusted

Amhurst Park Drainage/Field Repairs- This has been completed.

Assistant- Casey will start on November 19th and Sharon will need to bring in an additional lifeguard while they are going through TOPS training.

Additional PC/Laptop/Equipment- Sharon will need to purchase an additional desktop.

Amhurst Park Changes- still waiting on some information, Sharon should have by the next meeting. Soccer Goals have been removed.

Newport Park Irrigation Leak/Playground Surface Repair- There was an irrigation leak underground in Newport Park. Servello was called out several times before agreeing that there was an irrigation leak. The leak has since been repaired and now the rubber surface of the playground needs to be repaired due to damage from the leak. The repairs will consist of removing a 6 X 6 patch of the rubber surface, filling in the hole beneath it and then repairing the patch. **Motion (Jerry/Christian) to approve paying \$250 to fill in the hole and \$540 to repair the rubber surface. This cost will then be charged back to Servello as it was their negligence that led to the damage. Motion carries, 7-0.**

At the last CDD meeting they discussed the snakes that have been seen in parts of the community and seem to be coming from the CDD property. The CDD has decided to allow access to their property for professionals hired by residents to trap the snakes. Residents will need to fill out paperwork with the CDD prior to accessing their property.

- New Business

Active Dog Service- discussed in open forum

Central Park Request- Central Park would like to use funds in the amount of \$2,086 for their community event. **Motion (Scott/Karl) to approve provide provided funds in the amount of \$2,086 to Central Park. Motion carries, 7-0.**

- Adjournment- **Motion (Jerry/Israel) to adjourn the meeting at 9:06 p.m. Motion carries, 7-0.**