

VISTA LAKES

Meeting Minutes by Sharon Eichorn, Community Director

Board Workshop

April 9, 2015

Open Forum: 6:30pm

All Residents Welcome

4 Attendees

Special Guest Speaker: Timothy Ayers, Advocate for Orange County American Heart Association and Voices for Children. Mr Ayers handed out information titled "Foods Deserts & Access to Fresh Foods" and a flyer on joining the American Heart Association and receiving mobile alerts. Mr. Ayers answered questions about the handouts.

Resident Open Forum

Topic: Resident suggested that a neighborhood inspection drive through neighborhoods be performed on a regular basis. Response: Inspections are performed during CC&R inspections and night light outages should be reported by residents due to the absence of night inspections.

Topic: Discussion about National Night Out being held on August 4th. Residents are encouraged to participate. Toni Campbell attended a meeting will send information to the neighborhood reps.

Avon Neighborhood Rep is active in pursuing the CDD to redesign the median in front of Avon entrance to allow better visibility.

Topic: Discussion about suspicious people in neighborhoods and home invasions. Residents urged to call 911 and report suspicious people.

Established Quorum: Five of seven Board members were in attendance, absent was Gary Schuett, Karl Brown

Meeting was called to order at 7:00pm and proof of notice was confirmed by Sharon Eichorn

Meeting Minutes March 12, 2015 motion to approve minutes with no changes was made by Christian and second made by Izzy, all in favor,

Community Director's Report (Sharon Eichorn), sent report to the board prior to the meeting and asked if there were any questions or comments. Comments were accepted about spring event. There was a long wait for face painting causing choices of activities to be made but it was a successful event with attendance being over 300 residents.

Question about lake fountain maintenance was asked by resident. Sharon responded that repair was being addressed by CDD management due to the repair requiring a licensed electrician.

Jerry requested that previously reported pool attendance comparison be added back to Sharon's report. Sharon confirmed that she would add the requested information.

A request for a water fountain at Vista was made by resident. City water is not available at the park and therefore would not be considered further action.

Community Coordinator's Report (Monte Brown)

Jerry made motion to change Monte's title from Community Coordinator to Community Manager based on added job responsibilities. Katherine second the motion, all in favor, motion passed.

TOPS Program issues continued to be resolved as they continued to arise. Violations letter are being sent out. Outdated violation notices were dropped and started over due to the delayed timing caused by the problems in TOPS. AT this time the program is working as it should. Office procedures are timely and efficient. Sharon suggested Jerry send out an email alert to residents as a courtesy with inspection schedule in an effort to reduce the numbers of violations issued and for better relationships with the residents. Board members agreed this was a good procedure. Monte is to provide his inspection schedule to Jerry for posting.

Camera cost discussion was continued from last month meeting. Cost was presented by Monte. Challenge and concern of internet access for camera monitoring was discussed. Residents of each gated neighborhoods would individually have to determine according to bylaws if they wanted to bear the increase of assessments for camera expenses and bring back to Board requesting approval.

Landscaping overall was reported by Monte to be fairly good with exception of valve box flooding in Newport Park causing lids to lift and becoming a safety hazard. Sharon reported to Servello and Monte is to meet with Jeff from Servello to secure lids.

Committee Updates

ARC Committee Report: Meeting to review and discuss ARC Committee recommended changes to ARC Guidelines was set for April 30th at 6:30pm as a special meeting. This will be discussion only.

Communications: Jerry sent report prior to meeting and reported good comments were received about the April newsletter. Monte reported a reduced cost of doing newsletter directly with PIP vs. Leland's handling of the newsletter for printing and mailing.

Jerry also reported the usage of the website has increased. Sharon requested home page button for information to request estopple letters. Sharon said she would ask Richard and Kassie send him the information to be provided for the button.

Finance: Report was provided by Accountant, and reported by Scott. Over all finances are where they need to be, collection of past due accounts is increasing. Account interest is to be reviewed and reported next month. Caution was given by Christian as some higher interest bearing accounts have stiff penalties.

Jerry made a motion for two collection files to be released from attorney for agreement and collection to be done in house. Izzy second the motion all Board members approved. Motion passed. Sharon is to notify attorney and owners.

Old Business:

Amhurst Park – Two 4 All Seasons proposals were presented by Monte and approved. A proposal was approved for fire ant treatment of Top Choice in the areas of the Bahia grass at Amhurst in the amount of \$2300 which is included in the budget. Another proposal in the amount of \$325.00 was approved for the aeration of the ball fields at Amhurst Park.

Sod Removal/Bench Installation by Chapman is ready to go upon park benches which Sharon reported are on order. Expectation of delivery is 3-6 weeks. Project should be completed by the end of May. Sharon reported copy of signed agreement with OCPS has been received by email.

Jerry reported legal advice from Harry Carls was not to sign 60/40 agreement as presented by the CDD. Legal suggested that a more equitable agreement be negotiated. Jerry reported same to the CDD and the ball is in their court.

New Business

Job Descriptions for all positions to be updated by Sharon. Sharon reported the update has started and Alpha Staff will be utilized as part of the HR/Payroll company benefit.

Signature authority was approved for Monte for landscaping, gates and newsletter. The limit for signature is under \$500.00. Monte will follow up on credit with Servello. Credit amount \$290.00 and \$540.00 is the cost of damage repair to Newport playground rubber surface due to irrigation repair.

Sharon requested a water cooler for the pool office be approved for 12 month agreement in the amount of less than \$12.00 per month including delivery and 5.75 per 5 gallon bottle. Board approved and to be charged to GL 6017 employee welfare.

Sharon requested Sharon requested new snack vendors and Board approved. Current snack vendor has sold business and resulted in less than acceptable standards. Vending machines will be relocated to pool area in small room between restrooms.

Sharon presented a request from Stone Crabs Swim Team to be allowed to offer swim lessons during the 2015 summer season. The Board denied request based on already approved and filled time slots. Board suggested request be presented in January for the 2016 season.

Adjournment: Jerry asked Board for any further discussion and there was none. Meeting was called to an end at 8:55PM.

Special Meeting April 30, 2015 6:30pm

May 14, 2015 Board Workshop 6:30pm