

VISTA LAKES

Meeting Minutes by Monte Brown, Community Manager

Board Workshop

May 14, 2015

Open Forum: 6:30pm

All Residents Welcome

3 Attendees

Resident Open Forum

Topic: Resident requested follow up information on Bright House location paint on the sidewalks that cannot be removed. Monte Brown explained he had contacted Bright House and they referred him to a series of contractors. He requested the contractor to inspect. No reply from contractor. Monte will send follow up to the contractor.

Topic: Resident requested the Board to request Street Cleaners to run thru Vista Lakes Streets.

Topic: Resident requested Board to look into having the City seal coat roads where they are responsible and Vista lakes to get bids to seal coat Vista Lakes areas of responsibility.

Topic: Resident stated Servello is blowing leaves into Curbs and storm drains. Monte will request Servello to cease this practice.

Topic: Resident suggested the Board to look into an Attorney to write violation letters and be placed on a fixed payment plan.

Established Quorum: Six of seven Board members were in attendance, absent was Israel Collazo

Meeting was called to order at 7:10pm and proof of notice was confirmed by Monte Brown

Meeting Minutes: April 19, 2015 meeting minutes, Jerry made motion to approve minutes with one change. The number 2 is to be replaced by the word two. Motion was second by Katherine, all in favor.

Community Director's Report (Sharon Eichorn)

Gary stated there was no sign posted for the special meeting at Amhurst. Board members Stated it was posted at their respective neighborhoods. Sharon to check if signs may have been stolen. Jerry stated the date for the special meeting is the May 27, 2015 Notify the Neighborhood Reps no later than Sunday Night by 6:30. Reps must have 10 day notice. Jerry wants the language Kent used to describe the Document. Architectural Guidelines, Covenant Restrictions etc. Make sure signs are out.

Karl wanted to know if the same band had been hired to perform at the Jazz Night Event. Christin asked about the Wi Fi being updated did they troubleshoot. Yes, Updated WI FI speed was required for the Residents' Club.

Jerry reviewed the Neighborhood REP list and made mention of Pembroke and Waverly were vacant.

Community Managers Report (Monte Brown)

Christin asked about TOPS software. Monte responded there is an issue that has been with programming for over a week. He has been using a work around for the issue.

Scott asked about the location of the Variance for Hedge Height. Monte responded it was in Warwick. Katherine stated the hedges height has been cut.

Monte stated the owner of a home in Warwick had been notified about a water leak Scott reported at water supply on a home.

Scott stated there is a Basketball Goal permanently installed in the Warwick Neighborhood.

Jerry requested Monte to include with his monthly report violations Active, written for the month and violations closed for the month.

Karl stated an article for the newsletter regarding the most violations observed should be placed in the newsletter. Jerry stated he is doing an article on the front page. Monte is doing an article on the top ten violations committed. Karl mentioned what to do if grass will not grow in an area Monte stated to get a professional involved and get results. Katherine shared a comment Tom MacCubbins made regarding Palm Tree Pruning not to trim yellow fronds. Monte stated the violations issued are on dead palm fronds Brown not yellow.

Committee Updates

ARC Committee Report: Christin had a question on the Metal Fence that was denied. Monte stated after a discussion of the committee the fence was denied due to the fence guideline stating all fence pickets must be the same height. This may be revisited in the Guidelines review process. Jerry stated when the notice is sent out to neighborhood Reps. about the meeting on the May 27, 2015 to makes sure to state ARC Guidelines, Rules & Regulations and Use Restrictions.

Communications: Jerry sent out his report. The Website usage has had a significant increase. The newsletter is underway. Monte will send the prepared materials for review. Tom MacCubbin will contribute to every Issue of the Newsletter.

Finance: Scott read an Email he received from Craig Rastello stating he is tweaking the budget as to corrections as the budget that was entered into the Tops program received from Leland Management was for another community. Scott questioned \$ 5,500 spent for parks. Servello has verbally agreed to reimburse the HOA for work to repair the New Port Park play surface. Jerry requested Scott to distribute a Financial Report prior to each meeting.

Old Business:

Amhurst Park- Sod Removal/Bench Installation by Chapman is ready to go upon park benches with a start date of May 25,2015 . The benches have not arrived yet but are on order.

Gate Cameras

Holding for neighborhood participation results.

CDD 60/40 Agreement

Jerry stated no news from the CDD. Gary stated at the CDD meeting, the CDD decided to look into not having an agreement and erecting a 12x20 building with a 50' antenna and having their own maintenance Staff on site.

Job Descriptions

Not available at this time.

New Business Neighborhood Rep Election Results

Pembroke is the only change from last year (Vacant)

Pond Fountain Motor

Tabled, Christin requested the price that was paid for the last motor replacement and additional quotes for the job. There was a consensus of the Board to revisit this at next month's Meeting.

Pressure Washing Curbs

Tabled, Requested to get quotes with the storm drain areas included in the quote.

Pressure washing of aprons

There was a consensus of the Board not to use HOA funds for cleaning the aprons as they are a part of the driveways and the responsibility of the Homeowner.

Swim-a-thon/Christmas in July Event

The board has requested more information from Tiffany to make a decision on this request. They asked that she be contacted and will grant her an appearance at the May 27, 2015 Special Meeting or the Regular scheduled meeting. She can Email answer to questions as well.

Adjournment: Jerry asked the Board if there were any further discussions and there was none. Meeting was called to an end at 8:59PM. Motion made by Jerry, Second by Karl.

Special Meeting May 27, 2015 6:30pm

June 11, 2015 Board Workshop 6:30pm