



Meeting Minutes by Sharon Eichorn, Community Director

Board Workshop

July 9, 2015

Resident Open Forum: 6:30pm

All Residents Welcome

8 Attendees

Topic: Resident expressed concern about the increasing number of basketball hoop violations in his neighborhood. A discussion followed about the challenges of enforcement that would stand up legally. It was also noted that the rules and regulations are being reviewed by the Board and the basketball hoops are included in the review. Monte stated hoops in disrepair will be considered in violation of property maintenance. Resident was in favor of stricter enforcement of violations.

Topic: Resident asked for guidance on how to shield his water softener from view. Shrubbery was suggested as a shield. Resident expressed that it had been there for many years and he had not been noticed for a violation until now. Resident felt enforcement was too strict.

Topic: Speed bump on Passaic Parkway coming into clubhouse is too severe. Sharon stated Central Park would be asked to change it out voluntarily to something less severe. Board will revisit issue if it is not changed out.

Topic: Resident in violation of painting requested the Board allow him a 60 day extension to comply due to contractor stealing money and abandoning the job. Board will consider request as new business during Board meeting.

Topic: Resident asked who to report community issues to. Jerry encouraged the use of ReportIt@VistaLakesFL.com for all matters. The matter will then be directed to the appropriate person for follow up. Jerry also reminded residents that they may report information anonymously through the ReportIt Form on the website.

Established Quorum: In attendance were Jerry Harris, Katherine Sebestyen, Christian Lau, Izzy Collazo, and Scott Fehringer. Five of seven Board members were in attendance establishing a quorum. Absent were Gary Schuett, Karl Brown

Meeting called to order at 7:33pm. Proof of notice was confirmed by Sharon Eichorn

Special Meeting Minutes dated April 30, 2015 motion was made by Jerry to approve with no changes, second by Izzy, all in favor motion approved.

Special Meeting Minutes May 27, 2015 motion was made by Jerry Harris and second Katherine Sebestyen to approve minutes with no changes, all in favor motion approved.

Special Meeting Minutes June 30, 2015 motion was made Jerry Harris and second by Izzy Collazo to approve minutes with one correction, the word purposed to be corrected to proposed, all in favor, motion approved.

Meeting Minutes June 11, 2015 motion to approve minutes with one change from the number 2 to the word two was made by Scott Fehringer and seconded by Katherine Sebestyen, all in favor, motioned approved.

Community Director's Report (Sharon Eichorn), sent report to the board prior to the meeting and asked if there were any questions or comments. It was commented the % sign in the number %2 be changed to read correctly at 52 hours for OPD coverage.

Sharon asked Board members to consider allowing the sale of swim diapers at pool office to encourage compliance with state health laws. Sharon reported four emergency calls and shut down of pools so far this season. Board discussion followed and Sharon was given authorization to sell swim diapers at a price to cover cost. Signage will be designed informing residents and guests of state law requirement and cost to purchase.

Sharon reported street sweeper would be at a cost of \$950 per day for sweeping of gated neighborhoods. Board discussion followed. Motion was made by Katherine Sebestyen to have streets swept in gated neighborhoods and to be charged back to each gated neighborhood. Motion was not seconded, motion died.

Jerry noted pool attendance did not have same increase as May and June that was close to a 1,000 over previous years in same months. Sharon reported the high number of weather closings (17) was probably a contributing factor. There was an increase of 373 pool goers for the month of June over last year.

Community Manager's Report (Monte Brown)

Monte reported TOPS has agreed to upgrade our software program to 2.0 version at no additional cost for remainder of contract. This was a result of continued glitches and failure of the program to provide consistent use and quality performance. Monte was asked to inquire about cost at end of contract. Board agreed to allow the upgrade and Jerry would sign the licensing agreement so program could be upgraded.

Servello proposals were presented to the Board at the recommendation of Tom MacCubbins. Scott Fehringer made a motion to approve \$275 for dirt at the fitness center, \$804 for landscaping in Newport Park, and \$573 for landscaping at the clubhouse, motion was seconded by Christian Lau, all in favor motion carries.

Monte reported the landscaping is in good shape. The valve box lids in Newport Park have been screwed down for safety. !)

Katherine Sebestyen will attend CDD meeting and ask about status of vinyl fence installation along the Odyssey Emergency Path and the HOA portion of irrigation repairs and cost from their inspection.

Jerry Harris asked Sharon Eichorn to check with Alpha Source concerning the arrangement of shared maintenance men duties and reimbursement form the CDD.

Monte is to contact Brian about the CDD dumpster on Lake Carlisle.

Seven accounts that have received proper notice and failed to comply to correct violations were reviewed and six were approved to send to the attorney for legal action according to policy.

Storm drain issues in the Carlisle neighborhood reported to CDD. Contractor to inspect cause so ownership responsibility can be determined, HOA vs CDD. Tree pushing up sidewalk and curb to be inspected for solution and ownership responsibility , HOA vs CDD.

Committee Updates

Amenities Committee: Carol Schuett submitted report prior to meeting. No issues. No discussion.

ARC Committee: Jim Shelton submitted report prior to meeting, no discussion. Jerry asked if paint schemes online are now correct. Sharon stated she will review with Patrice and report by email.

Communications Committee: Jerry Harris submitted report prior to meeting. Comments were received that July newsletter was very good.

Finance Committee: Scott reported he has been comparing rates on bank accounts and feels we can earn more interest. He will continue to study and make recommendations. Scott stated per June preliminary financial report GL line items appear to be on target.

Horizon's Unit #210: Horizon's manager had forwarded an offer to purchase foreclosed unit. Board rejected offer of \$18,000. Property was just acquired jointly by both Boards. Additional information about unit and fair marketing will be requested by Sharon. Sharon and Monte will do a site visit to inspect property.

Amhurst Soccer Field: A request was made to add markings for the new smaller soccer fields and for soccer goals to be purchased and installed. The Board was in agreement that the fields would not be marked and goals would not be purchased.

Jerry asked if there was any more discussion. No discussion followed. Jerry made motion to adjourn seconded by Izzy at 9:34 pm.

Next Meeting will be August 13, 2015 at 6:30pm.