



Vista Lakes Community Association, Inc.

**Board of Directors Meeting
August 13, 2015
Minutes by Sharon Eichorn, Community Director**

Resident Open Forum

11 residents in attendance

- Topic: Resident inquired about tennis light outage and repair. Sharon will schedule the repair. Sharon will research the cost and life of changing all lights at once and report back to the Board.
- Topic: Residents concern about the impact of planned housing development on Mockingbird property behind Warwick. Committee of volunteer residents was formed with Ron Cumello being the contact person for the committee. Jerry will post information on the web as it becomes available.
- Topic: Audit and financial reports. Questions were asked about the errors in the financial reports. Accountant answered questions and explained the cause(s). Accountant stated errors will be corrected within seven days, and new reports would be issued. CPA is working with the contracted auditor to provide information so an audit can be completed.
- Topic: Resident inquired about the process of having her neighbor's ARC approval decision rescinded. She felt it resulted in a negative impact on her property. City engineers and permitting is investigating the situation. At the time of the meeting, Vista Lakes had not been notified by the city. Jerry explained the ARC approval is limited in the review to the rules and Regulations of Vista Lakes. City permitting is outside the scope of the ARC responsibility.
- Topic: Guest Rules at the pool. The resident requested the rule requiring a resident to be with guests while in the pool be reviewed. The resident would like to be able to leave guest(s) at the pool while the resident is at the fitness center. Amenities Committee will discuss the request and report back to Board their recommendation.
- Topic: Gate cameras continue to be of interest to residents. Jerry explained it was up to the owners to petition the Board with the required majority according to the community docs.
- Topic: Resident asked if fruit trees are allowed in yards. Sharon stated she would research docs. The resident was informed by a letter from the CDD that she needed to remove banana plant/trees from CDD property.

Establish Quorum: Jerry Harris, Karl Brown, Scott Fehringer, Christian Lau, and Gary Schuett and Katherine Sebestyen, Absent: Israel Collazo

Call to Order: Meeting was called to order at 7:28 pm. Sharon Eichorn verified proper meeting notice.

Approval of July 9, 2015, Meeting Minutes

Jerry Harris made a motion to approve minutes of meeting July 9, 2015, with grammar changes. Second made by Karl Brown, all in favor, motion approved.

Community Director's Report

Sharon Eichorn sent out report prior to meeting. Scott asked Sharon where we are with the audit. Sharon stated she had turned in all the items requested of her to the auditor. Craig Rastello stated he is in communication with the auditor, and the goal is to have 2014 audit completed by the end of August.
Karl asked Sharon about the upcoming Moonlight Jazz event September 26th. Sharon reported

event was ready except for a final selection of food. Papa Jack Express Band will be providing music. Tickets are now on sale for \$10.00 that is refundable upon attendance.

Community Manager's Report

Monte Brown sent out manager's report prior to meeting. Monte presented Board with 79 violations to consider for Attorney action. Board approved to continue policy procedure and send to the attorney.

TOPS software program continues to fail with reliable data and proper functioning. Scott requested that Sharon investigate the possibility of getting out of contract and price other software.

Committee Updates

Amenities Chairperson, Carol Schuett reported the committee is very pleased with the results of Servello, Tom MacCubbins, 4 All seasons and Monte Brown. Their combined efforts have resulted in the property looking its best in years. Tom MacCubbins reported a serious outbreak of Queen Palm disease and advised that when trees are trimmed cutting caution and special measures should be taken to avoid spreading the disease. The palms at the pool area are dropping fronds and need to be trimmed a second time this year. The discussion took place to include a second trimming in the 2016 budget. Cost estimates have been received and will be discussed during the budget process. Carol stated the committee had requested an increase to \$8000 for the 2016 budget. The committee does not have any requests for the Board at this time.

ARC report was included Manager's report.

Communications report was sent out by Jerry Harris prior to the meeting. October newsletter is underway.

Finance CPA Craig Rastello was at meeting to answer questions about current reports. Scott requested \$172K needed to be moved to the reserves account. Scott reported line item over budget and under budget. He stated payroll for pool staff was over budget, but that was due to peak season staffing and would go down starting next month. Corrections to the budget reporting were discussed, and Craig is to make adjustments within one week. Finance committee was formed, and they plan to meet the last week of August. Committee members are Jerry Harris, Scott Fehring, Christian Lau, Ron Cumello, Sharon Eichorn and Craig Rastello. Scott and Craig reported they would meet with banks August 17, 2015, to negotiate higher interest on accounts.

Old Business

Job Descriptions were sent to Board prior to meeting by Sharon Eichorn. Review and discussion were tabled until next meeting. Sharon Stated he would send to Alpha Staff for professional formatting and review before next meeting.

Horizons Unit recently foreclosed on by Vista Lakes and Horizons' HOAs received offer to purchase. Offer pro and cons were discussed. Consideration was given to the following facts; the outstanding mortgage balance exceeds current market value, the cost of initial improvements before renting, and the risk of damages and continued challenges of positive collections of rent.

Scott Fehring made a motion to accept offer being held by Becker and Poliakoff, the motion was second by Christian Lau, all in favor, motion passed.
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Sharon is to notify Becker and Poliakoff August 14, 2015, of the decision of the Board.

New Business

Tree Trimming for safety reason needed at the pool, it was the consensus of the Board to accept a proposal by Servello of \$1100.

Attorney's Fees were discussed. Sharon is to inquire to Becker and Poliakoff about

retainer as opposed to individual account action per case billing.

Water Meter at west feature fountain is currently being billed to the HOA. Sharon is to contact CDD to make arrangements for meter billing to be transferred to the CDD.

Report of safety concerns that soccer players are using baseball outfield for soccer play. Sharon to request off duty police to speak to anyone using play areas for sports other than intended paly for safety reasons.

Sharon presented HOA irrigation controller cost proposal. Three controller cost of \$4196 was approved to spend from reserves. Sharon is to notify CDD of approval.

Board approved the swing set area border repair cost of \$1460. Sharon is to arrange repair and report completion of repair to the insurance company.

Monte is to send Tom MacCubbins report to Board August 14, 2015

Next meeting date is September 10, 2015, for Board Workshop.

Adjournment: Time: 8:59pm.