

Vista Lakes Board of Directors Meeting, January 14, 2016

Minutes by Mary Ann Abernathy, Secretary

Resident Open Forum

9 residents in attendance with discussion and reports on Vista Park, removal and trimming of trees blocking light from street lights. Recommendation to contact the city regarding trees.

Establish Quorum: Israel Collazo, Scott Fehringer, Katherine Sebestyen, Adam English, Ron Cumello, Karl Brown and Mary Ann Abernathy.

Call to Order: Meeting was called to order at 6:30 by President Ron Cumello. Proof of notice was verified.

Approval of Prior Meeting Minutes: Minutes approved with the change of striking the comment to table raises per last year minutes. MOTION made by Adam English, second by Karl Brown. All in favor, motion passed.

President's Comments: The Audit for 2014 is waiting to be signed off pending provided information. More problems have been found, cash (approximately \$1500) cannot be reconciled. The plan is to move forward to complete audit with attorney advising. Proposals from new accounting firms are being reviewed. Taxes are completed and there maybe penalties for late filing. IRS 941 form, Medicare and Social Security is being looked into. Report on possible management companies for financial services. MOTION made by Ron Cumello, second by Scott Fehringer to move forward with plan to replace the accountant. All in favor, motion passed. MOTION made by Ron Cumello, second by Israel Collazo for authorization not to exceed \$5,000 in legal fees to resolve accountaning issues. All in favor, motion passed.

Community Director Report (Sharon Eichorn): Reported to have sent out report to Board the end of December via email. Discussion regarding the liability of the Horizons Unit with the attorney. Discussion regarding Leland Management Workmans Compensation issue to be transferred to attorney. MOTION made by Ron Cumello, second by Karl Brown not to forgive interest and other fees for 8353 Wescott Shore. All in favor, motion passed. Board agreed to waive interest charged to 5301 Florence Harbor.

Community Manager Report (Monte Brown): Reported to have sent report to Board members via email. Discussion on assessments and condition of Vista Lakes owned properties in need of repairs. Monte will check for needed repairs.

Financial Update: Treasurer, Adam English, stated he is learning the position by receiving past budgets and financial reports.

Committee Updates:

Ad Hoc: Report by John Daly and Frank Sebestyen regarding Vista Park during open forum.

Amentities: Report from Carol Schuett previously sent to Board members via email. MOTION made by Ron Cumello, second by Karl Brown to accept the modified recommendation to close the pools and

office the month of February. All in favor, motion passed. MOTION by Kathryn Sebestyen, second by Israel Collazo to eliminatethe Stone Crabs swim team participation at Vista Lakes, due to complaints from residents using the lap pool and have two sessions of swimming lessons. Session 1 for Level 1 and Level 2 lessons (which would not involve use of the lap pool) Monday and Wednesday from 9:30am to 11:00 am and 4:30pm to 6:30pm (Tiffany). Session 2 for Level 1 and Level 2 lessons (which would not involve use of the lap pool) Tuesday and Thursday from 9:30am to 11:30am and 4:30pm to 6:30pm (Stone Crabs or other swim instructor). All in favor, motion passed.

ARC: Jim Shelton reported he had emailed all Board members with the proposed guideline changes. MOTION made by Ron Cumello, second by Karl Brown to accept Leo Villilan as a new ARC member. All in favor, motion passed. Discussion on parking in gated communities. President Cumello requested the guideline language changes proposed by the ARC to be reexamined before Board approval.

Communication: No report

Contracts: No report

Financial: Previously reported by Treasurer Adam English.

HR: Planning stages for committee. Gary Schuett volunteered for committee.

Old Business: Monte presented bids for painting gazebos. MOTION by Ron Cumello, second by Israel Collazo to accept Monte's recommendation to hire Daniel Painting Services. All in favor, motion passed.

New Business: Staff Salaries: Sharon will recommend to Board how salary increases should be put in place for staff members. Mary Ann Abernathy will work with Sharon on a calendar for the new year. Future yearly Board meetings will be February 11, March, May, July, September, October and November, 2016. There will be no quarterly Board meetings. MOTION made by Ron Cumello, second by Israel Collazo not to allow ice cream trucks on Vista Lakes property. All in favor, motion passed.

Adjournment: MOTION made by Ron Cumello, second by Karl Brown to adjourn meeting at 10:20pm.

Next Meeting: February 11, 2016