

Vista Lakes Board of Directors Meeting, March 10, 2016
Minutes by Mary Ann Abernathy, Secretary

Resident Open Forum

12 residents in attendance with discussion regarding drainage, fencing, the soccer and baseball field usage and fishing in the lakes (determined the lakes belong to the CDD) ACTION NEEDED: Check with the attorney regarding residential drainage complaint in Warwick. ACTION NEEDED: Obtain an estimate to place a 4 ft. high chain link fence around the baseball field at Amhurst Park. Marilyn Nieves from Castle Group was introduced.

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

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

Approval of Minutes: MOTION made by Adam and second by Katherine to accept the minutes from the February 11, 2016 Board workshop meeting. All in favor, motion passed
MOTION made by Scott and second by Adam to accept the minutes from the closed Board meeting on February 25, 2016. All in favor, motion passed.

President's Comments: The financial firm of Castle Group has been selected to represent Vista Lakes. A March 2, 2016 meeting had been held with Castle Group. Castle is waiting for a copy of the TOPS program to progress with the transition. Accounts will be sent to Castle next week. All checks will be cut by Castle. The staff will be trained by Castle. Homeowners will receive new coupon books with new account numbers. The books may not reach residents before April 1, 2016 when the next payment is due. A termination letter was sent to Craig Rastello on March 3, 2016. May is the projected date to receive financials from Castle. Craig Rastello has not provided to date the requested information. Taxes will be provided by King.

Community Director's Report (Sharon Eichorn): Report had been received by Board members via email. DO insurance issue has been resolved. The event schedule has been recorded on the calendar. Truck or Treat will be scheduled for the Friday before Halloween (October 28th) vs Halloween night. Discussion among Board and residents regarding scheduling an event for adults similar to 2015 Jazz Night.

Community Manager's Report (Monte Brown): Report had been received by Board via email. No enforcement violation recommendations. One violation reported at the attorney with 138 open violations. ACTION NEEDED for Monte to receive estimates for capital projects. Board asked Monte to identify needed projects and at that point

determination will be made if funds are available or available in the 2017 budget. Discussion of repair and maintenance for waterslide. MOTION by Mary Ann, second by Katherine to keep welding of waterslide not to exceed \$500. All in favor, motion passed. The April newsletter has been emailed to all Board members and all Board members present approved of the contents. Landscaping discussion – “Yard of the quarter” sign was designed by Sharon. Servello used spikes to climb palm trees, which may have damaged the trees. Servello offered in exchange for any damage to the trees to replace the vegetation near the fitness center. An estimate of \$1070 had been given to replace the plants. The Board decided that would not be a fair exchange and to hold Servello responsible for any damage to the palm trees as a result of using spikes. A Melrose resident had complained about the sidewalks raising as a result of oak tree roots. MOTION by Ron, second by Scott to repair the complaint sidewalk with an amount not to exceed \$750. All in favor, motion passed. Tom McCubbins has recommended the soccer fields to be aerated. Aeration would cost \$500.

Treasurer’s Report: 2015 audit is being conducted. The financial report should be ready by the May Board workshop.

Committee Reports

Ad Hoc (Vista Park): Updated report given by John Daly.

Ammentities: Report from Carol Schuett had been previously emailed to all Board members. Sharon reported that the Stone Crabs have requested to charge an AAU fee (insurance) of \$16-\$18 per student for swim lessons. Sharon reported that the rust stains have been removed from the lap pool and will be removed from the theme pool next week.

ARC: Report from Jim Shelton had been previously emailed to the Board members. Jim requested the Board approve the proposed revised use restrictions and architectural guideline changes. The Board decision was to request a review from the Attorney as to how to follow through with the changes with an opinion as to how the Board can change the use restrictions and what is the process to be followed for approval.

Communications: Report via email previously sent to Board members by Jerry Harris.

Contracts: No report

Finance: Discussed earlier

HR Committee: Gary Schuett, Israel Collazo and Ron Comello (committee members) will review the draft of the employee handbook.

Old Business: Workmen’s compensation Insurance with Leland is being worked on. Discussion on [REDACTED]. The only lien on the property is the mortgage. At this time it is unclear as to what Vista Lakes should do with the property. Job descriptions are currently on hold.

New Business: Three employees have requested reimbursement retroactive to 2015 for insurance premiums they have waived coverage. The HR committee will research the employee benefit package prior to recommendation for addressing request.

Association Schedule: Sharon had previously emailed the Board members the association schedule. She will revise the schedule with any changes and additions such as taxes due, audits, neighborhood representative elections and newsletter dates. May 12, 2016 Board workshop has been rescheduled for May 19, 2016.

Adjournment: MOTION made by Ron to adjourn at 9:55 PM, second by Scott. All in favor, motion passed.