

Vista Lakes Board Meeting, March 9, 2017
Minutes by Mary Ann Abernathy, Secretary

6:30 P.M. Commissioner Jim Gray presented for questions from residents. Discussion and questions regarding Vista Park and neighborhood schools.

7:30 P.M. Open Forum with 15 residents present. Discussion and questions regarding road and sidewalk cracks, food trucks on Narcoossee Rd., the new speed bump, tree trimming and violations.

Establish Quorum: Ron Cumello, Adam English, Mary Ann Abernathy, Katherine Sebestyen, Carol Schuett, Leonides Villalon were present with John Daly present via telephone.

8:45 P.M. Meeting was called to order by President Ron Cumello with proof of notice established.

Approval of Minutes: MOTION made by Adam English, second by Leonides Villalon to approve the minutes from the meeting on January 12, 2017 as written. All in favor, MOTION passed. MOTION made by Leonides Villalon, second by Adam English to approve the minutes from the January 19, 2017 Special Board Meeting as written. All in favor, MOTION passed.

President's Comments:

The audit with Castle Group is almost complete.

Castle Group contract was renewed on February 28, 2017 for two years

Applications for Neighborhood Representatives will be due for the May election.

Application form along with an article will be in the April newsletter. Ballots will be mailed to the residents after applications are received.

Community Manager's Report: Monte Brown reported the difficulty with the staffing of pool lifeguards. There has been a low volume of job applicants along with a large volume of "no shows" for scheduled interviews. MOTION made by Ron Cumello, second by Leonides Villalon to increase the pay offered to lifeguards not to exceed \$12.00 per hour with \$1.00 per hour more for supervising lifeguard. All in favor, MOTION passed.

Monte reported on violation enforcement: MOTION made by Ron Cumello, second by Katherine Sebestyen to send [REDACTED] to the Attorney for an illegal fence. All in favor, MOTION passed.

Monte reported on the violations that are currently with the Attorney.

The Board tabled the request by the resident of [REDACTED] to waive the Attorney fee for violation.

Monte reported on Capital Improvements: Monte had submitted the report stating that the items in green have been completed. The painting of the playgrounds is to be completed and the fencing at Amhurst Park is waiting for a permit after an issue is worked out with Vista Lakes Elementary School.

Monte reported on the irrigation clock system. MOTION made by Ron Cumello, second by Mary Ann Abernathy for a total replacement of the irrigation system within the budget allowed for replacement in the reserve study. All in favor, MOTION passed.

Monte reported the estimates he received for cameras at the entrances of each Vista Lakes communities. Discussion took place with the decision to obtain more estimates.

Assistant Manager's Report: Kassie previously emailed her report to the Board members. A spring event has been planned with the theme of a mini carnival. MOTION made by Ron Cumello, second by Katherine Sebestyen to present all volunteers, if allowable, gift cards not to exceed \$25.00 per volunteer event. All in favor, MOTION passed.

A food truck vendor requested the Board allow food trucks on Vista Lakes property and the Board showed no interest in having food trucks.

Treasurer's Report: Adam English reported receivables are down and there is positive operating cash available.

Committee Reports:

AD HOC: No report

Amenities: No report

ARC: Monte gave report on applications and approvals in his report to the Board. Mary Ann Abernathy presented a sample of our new Vista Lakes "For Sale" and "For Rent" signs.

Communication Committee: Monte reported the newsletter is ready to be mailed to residents.

Contracts: No report

Events: Report previously given by Kassie

Finance: Reported in the Treasurers report by Adam English

HR: MOTION made by Carol Schuett, second by Mary Ann Abernathy to approve the semi annual bonuses as proposed in the email sent to the Board by President Ron Cumello. All in favor, MOTION passed. MOTION made by Katherine Sebestyen, second by Leonides Villalon to accept Monte's recommendation on bonuses for the maintenance employees. All in favor, MOTION passed.

New Business: President Ron Cumello reported that he will resign before his term ends if he moves from Vista Lakes.

Next Board Workshop Meeting will be held on May 11, 2017.

Adjournment: MOTION made by Leonides Villalon, second by Ron Cumello to adjourn meeting at 9:55 P.M. All in favor, MOTION passed.