

Vista Lakes Board Meeting, May 11, 2017  
Minutes by Mary Ann Abernathy, Secretary

6:30 P.M. Open Forum. 12 residents in attendance along with Marilyn Nieves from Castle Group. Discussion included the pavillon rental policy, cameras, swim team, dog owners and walking gates at Warwick.

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

7:55 P.M. Meeting was called to order by President Ron Cumello with proof of notice established.

Approval of Minutes: MOTION was made by Leonides Villalon, second by Adam English to accept the minutes from the March 9, 2017 Board Meeting. All in favor, MOTION passed.

President's Comments:

The audit has been completed

Taxes have been completed

Legal accounts have been moved from Andy Reiff to Becker & Poliakoff

The potential lawsuit is with the Attorney and cannot be discussed

Contract began with Aquatek on May 1, 2017 for pool cleaning

Neighborhood Representative Election results were announced. Newport was the only neighborhood that had more than one person on the ballot. MOTION was made to accept the neighborhood representative election result by Ron Cumello, second by Leonides Villalon. All in favor, MOTION passed.

Community Manager's Report: Monte Brown's report was sent to Board members via email.

Report on pool staffing: Two new lifeguards hired and two in the process of being hired. President Cumello reported that drug testing had become an issue with hiring guards. MOTION made by Ron Cumello to consider Vista Lakes residents for employment, second by Mary Ann Abernathy. All in favor, MOTION passed.

Monte had no new enforcement recommendations for the Attorney. He reported on the current properties at the Attorney.

Capitol Projects: Monte reported the dog park has been fenced and the ball field will be fenced on Monday, May 15, 2017. (T-3 & T-8). MOTION by Ron Cumello, second by Carol Schuett to precede with the work for T -10, 11, 12 & 15. All in favor, MOTION passed. MOTION made by Ron Cumello, second by Leonides Villalon for necessary repairs in Carlisle not to exceed \$2600. All in favor, MOTION passed. MOTION made by Ron Cumello, second by Carol Schuett to replace burned out tennis court lights and pool lights not to exceed \$3,000. All in favor, MOTION

passed. Monte presented the collected camera bids. MOTION made by Adam English, second by John Daly to move forward with the next step with the cameras to plan special assessments and establish rules on a neighborhood to neighborhood basis. John Daly and Adam English voted yes, Ron Cumello, Mary Ann Abernathy and Carol Schuett voted no. MOTION failed. John Daly requested the minutes reflect that Leo Villalon excused himself from the meeting at 9:07 P.M. John Daly made a statement he requested to be entered into the minutes. MOTION made by Ron Cumello, second by Adam English to strike John Daly's statement. All in favor, MOTION passed.

Assistant Community Manager: Kassie sent her report to the Board members via email.

Finance Report: Treasurer Adam English reported good cash flow and we now have a new BB&T credit card.

Committee Reports:

AD HOC: John Daly reported the developers of Vista Park will be holding a public meeting the end of May, 2017

Amenities: Adam English will research payment options for the pavillon rental. MOTION made by Ron Cumello, second by Mary Ann Abernathy to accept the playground plan recommended by the amenities committee. All in favor, MOTION passed. An estimate was provided for yearly heating the swimming pools from approximately \$160,000 for one pool and \$220,000 for second pool. The estimates do not include labor and staffing costs.

ARC: Monte emailed report to all Board members. Mary Ann Abernathy reported that the mandated Real Estate signs are not be used.

Communication: The committee has a new member, Aaron Simmons. Aaron Simmons requested the Board workshop meetings be live streamed.

Contracts: No report

Finance: Adam English previously gave the financial report.

HR: No report

Old Business: 6380 Contessa #210 has no current report. Kassie reported we will now pay the City of Orlando for the off duty police and the officers will be paid from the city.

New Business: MOTION made by Ron Cumello, second by Carol Schuett to remove the speed bump at the Waverly, Carlisle, Windsor gate and replace with pavers not to exceed \$6860.00 from the road reserves. All in favor, MOTION passed.  
Next scheduled Board Workshop Meeting scheduled for July 13, 2017.

MOTION made by Ron Cumello, second by Mary Ann Abernathy to adjourn the meeting at 10:50. All in favor, MOTION passed.