

Vista Lakes Board Meeting, July 13, 2017  
Minutes by Mary Ann Abernathy, Secretary

6:30 P.M. Open Forum. 17 were residents in attendance. Discussion included cameras, Board members/neighborhood representatives, cameras in the resident meeting room, "yard of the quarter" in Warwick, homes in need of yard care in Warwick, mosquitos and food vendor and vending machines in the pool area.

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

7:20 P.M. The meeting was called to order by President Ron Cumello with proof of notice established.

Approval of Minutes: MOTION was made by Leo Villalon, second by John Daly to approve the minutes from the May 11, 2017 Board meeting. All in favor, MOTION passed. Note: Minutes cannot be published until approved by the Board of Directors.

President's Comments:

Open Forum protocol is the residents have the right to generally speak for three minutes at meetings and the Board is not required to respond. A discussion took place among the Board of Directors as to establishing a policy for Open Forum regarding public comments and whether comments should be allowed once the Board meeting has been called to order. MOTION made by Leo Villalon, second by Carol Schuett not to allow public comments once the Board meeting has been called to order. All in favor, MOTION passed.

Taxes have been completed and delivered to the IRS.

The traffic device at the Waverly gate has been removed and replaced with pavers.

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

The Association filed a law suit against [REDACTED]. Becker and Poliakoff are waiting for the owner's response.

[REDACTED] is at the attorney for violations.

Report on the capital projects that have been completed, in the process of being completed and the projects scheduled to be completed.

Assistant Community Manager's Report: Kassie Kouvaras had emailed her report to the Board members.

Florida Law became effective on July 1, 2017 Estoppel letters are capped at \$250 with a maximum of \$100 expedite charge.

Legal accounts are in the process of being moved to Becker & Poliakoff.

Recommendation to adjust off aged owner accounts that are under \$10.00

MOTION by Ron Cumello, second by Carol Schuett to waive seven interest only accounts reported under \$10.00. All in favor, MOTION passed.

The off duty police patrolling Vista Lakes are requesting a raise of \$5.00 per hour. MOTION made by Ron Cumello, second by Katherine Sebestyen to increase the Orlando Police department off duty pay from \$35.00 per hour to \$40.00 per hour. All in favor, MOTION passed.

Financial Update: Treasurer Adam English reported expenses are running less than budgeted. The Board discussed receivables. The June bank statements will be received approximately the third week of July to be used to plan the budget for next year. The Finance committee will meet in August.

Committee Updates:

Ad Hoc: Frank Sebestyen reported that the clean up for Vista Park is proceeding.

Amenities: Carol Schuett emailed the committee report to all Board members. Recommendation not to allow tennis lessons or French lessons at the pool. Recommendation to use a credit card service for a one year trial period for reserving all pavilions. Adam English gave a demonstration as how the online reservations program works. MOTION made by Adam English, second by John Daly to have a one year trial for online reservations and credit card payments for all pavilions. All in favor, MOTION passed.

The amenities committee will research into having food served at the pool.

ARC: Monte Brown submitted in his report.

Communication: Monte Brown reported the newsletter was mailed out in time to reach all residents by July 1, 2017. Aaron Simmons requested the Board approve him posting Vista Lakes news and information on the official Vista Lakes Facebook page. He would have Monte approve the information before posting. The Board suggested Aaron write a proposal as to the type of information he would post and the Board will take under consideration.

Contracts: None

Events: A pool party is scheduled for July 28, 2017. Horizons and Central Park are invited to participate.

Finance: Report given by Adam English during his Treasurer report.

HR: The staff evaluation will take place in September. The staff will supply individual reports with accomplishments. The Alpha Staff market survey will be considered to align with salaries for the budget. The employee handbook needs to be updated.

Old Business:

MOTION made by Ron Cumello, second by Adam English to reinstate Linda Marcelle as Avon neighborhood representative. All in favor, MOTION passed.

An application was received for Pembroke neighborhood representative. Before the Board accepts the Pembroke application John Daly requested that our attorney be questioned as to whether the residents of Pembroke can vote for Board members if they do not have a neighborhood representative, if a neighborhood representative election can be held at any time and if neighborhoods can have alternate representatives? It was mentioned by the Board that the By Law language prevents the neighborhood from voting for Board members.

New Business:

The annual meeting will be held on October 17, 2017. At the annual meeting two gated and two non gated Board members will be elected by the neighborhood representatives. "Meet the Candidate" night will be scheduled prior to the annual meeting for neighborhood representatives to meet and question the candidates.

Association Schedule:

Next Board meeting is scheduled for September 14, 2017.

Board of Director Comments:

Leo Villalon recommends investing Vista Lakes funds and consider building an auditorium .

John Daly wants outstanding HOA fees to be able to be paid at the pool office seven days per week. He requested the staff explore options for residents to be able to pay "on the spot".

Ron Cumello announced he may be resigning from the Board on August 17, 2017.

Adjournment: MOTION made by Ron Cumello at 9:58 P.M., second by Mary Ann Abernathy to adjourn the meeting. All in favor, MOTION passed.