

Vista Lakes Board Meeting, September 14, 2017  
Minutes by Mary Ann Abernathy, Secretary

6:30 P.M. Open Forum: 15 Residents were in attendance along with Marilyn Nieves from Castle Group, Commissioner Jim Gray and Police Officer Edgar Malave. Katherine Sebestyen announced she is the acting President until the October 17, 2017 election. Discussion from the residents included the following:

- Swim Team
- Food vendors
- Tree removal from the hurricane
- Board election including by-laws with the suggestion to review
- Request for a written procedure for residents to have issues placed on the agenda
- Concern of possible sink hole in Warwick
- Yard of the quarter
- Garbage cans and dogs

Jim Gray listened to resident concerns.

Establish Quorum: Katherine Sebestyen, Adam English, Mary Ann Abernathy, Carol Schuett and Leonides Villalon were present with John Daly on the telephone.

7:35 P.M. the meeting was called to order by acting President Katherine Sebestyen with proof of notice established.

Approval of Minutes: MOTION was made by Leonides Villalon, second by Carol Schuett to approve the Minutes from the July 13, 2017 meeting. All in favor, MOTION passed.

President's Comments:

October 11, 2017 will be Meet The Candidates night for the annual election with Carol Schuett as the Moderator.

NOTE: Leonides Villalon mentioned he was thankful for the safety of the Vista Lakes residents during Hurricane Irma and offered information for disaster relief from mortgage lenders and FEMA.

Community Manager's Report (Monte Brown):

Monte reported emailing his report to all Board members. An out of court settlement attempt is being made for the one property with the attorney for violations. Monte reported that the capital improvements are completed up to the road repairs. Further repairs are on hold due to inadequate repairs on the curbs in Carlisle. When the curb issue is remediated the repairs on the roads will move forward. Emily Cooper is the newly hired pool staff coordinator and supervisor. MOTION made by Adam English, second by Mary Ann Abernathy to increase the cost to the residents of the gate cards to \$3.25. All in favor, MOTION passed.

MOTION made by Adam English, second by Carol Schuett to replace the theme pool pump protection device at a cost of \$1095.00. All in favor, MOTION passed.  
MOTION made by Carol Schuett, second by Adam English to purchase a John Deere utility cart at a cost of \$8449.40. All in favor, MOTION passed.

Assistant Community Manager's Report (Kassie Kouvaras): Kassie did not attend the meeting but information was reported by Acting President Katherine Sebestyen that the accounts have been successfully moved to B & P. October 27, 2017 will be Trunk or Treat night. The 90 day suspension list has been submitted.

Financial Update – Treasurer:

Adam English presented the 2018 proposed budget.

Committee Updates:

Ad Hoc: Frank Sebestyen reported on the Vista Lake project

Amenities: No report as the committee was unable to meet due to Hurricane Irma

ARC: Reported in Monte's Community Manager Report

Communication: Monte reported the October newsletter had gone to print and would be in the resident homes by October 1, 2017.

Contracts: None

Events: Kassie reported in Assistant Community Manager report

Finance: Treasurer Adam English gave financial report in the Financial Update

HR: It has been determined that the Alpha Staff Stats is not applicable for the Vista Lakes Community. The need to review the employee handbook will be determined at another time.

MOTION by Carol Schuett, second by Adam English to approve the September staff bonuses previously established as a result of the September employee reviews. All in favor, MOTION passed.

Old Business:

The Board acknowledges Norman Roussel as the Pembroke neighborhood representative.

Horizons 6380 Contessa Dr., Unit 210 to be determined.

New Business:

Aaron Simmons submitted a proposal to the Board to provide information for the Vista Lakes Facebook page. The Board agreed that Jerry Harris, the administrator of the Facebook page and Website, will continue his current position until a new policy is addressed. Aaron Simmons in the interim can suggest Facebook postings to Monte, Monte would approve and send to the President for approval and then to Jerry Harris for posting.

Association Schedule:

The next scheduled Board meeting is the Annual Board Meeting on October 17, 2017. The proposed 2018 Budget will be voted on by the Board and the Board election will take place with the neighborhood representatives at the annual

meeting. Tom Keene, candidate for County Commissioner, will be present at the annual meeting.

NOTE: Carol Schuett thanked Monte for the great job he did preparing Vista Lakes for Hurricane Irma and putting the community back together after. Katherine Sebestyen also thanked Greg from maintenance for his work. Monte mentioned the staff efforts were beneficial before and after the hurricane. Monte also reported the community damage from the hurricane.

NOTE: Treasurer, Adam English, mentioned a cost of living (4%) should be figured into the 2018 budget for the employees. He will have the budget change for the annual meeting.

Adjournment: MOTION by Carol Schuett, second by John Daly to adjourn the meeting at 9:01 P.M. All in favor, MOTION passed.