

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

6:30 P.M. Open Forum: 12 Residents were in attendance along with Marilyn Nieves from Castle Group. Discussion from the residents included the following:

- Request meeting to be video taped – will be added to the next agenda
- Discussion regarding street parking solutions
- Household items left at the curb
- Request for a violation fining system
- The repair of the Warwick fountain
- Vista Park not building a buffer for Warwick
- Sidewalks raising
- Lack of Trunk or Treat participation

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

7:09 P.M. The meeting was called to order by acting President Katherine Sebestyen.

Approval of Minutes: MOTION made by John Daly, second by Carol Schuett to approve the October 11, 2017 and October 17, 2017 minutes. All in Favor, MOTION passed.

Election of Officers to the Board:

MOTION made by Carol Schuett, second by Leo Villalon for Katherine Sebestyen to be President. All in favor, MOTION passed.

MOTION made by Leo Villalon, second by Bill Pass for Carol Schuett to be Vice-President. All in favor, MOTION passed.

MOTION made by Mary Ann Abernathy, second by Bill Pass for Adam English to be Treasurer. All in favor, MOTION passed.

MOTION made by John Daly, second by Carol Schuett for Mary Ann Abernathy to be Secretary. All in favor, MOTION passed.

President's Comments:

Restructuring Staff: MOTION made by Carol Schuett, second by John Daly for all employees to report to Monte Brown (Community Manager) with the pool staff reporting to Emily (Pool supervisor). All in favor, MOTION passed.

Community Manager's Report: (Monte Brown)

Monte Brown emailed his report to all Board members. Discussion regarding violations. President Katherine Sebestyen complimented Monte on the last newsletter that went out to the community.

MOTION made by Leo Villalon, second by John Daly to spend \$812.50 to purchase gate cards to be sold to the residents. All in favor, MOTION passed.

Monte mentioned that he would like to train lifeguards on site as the new pool supervisor is a Red Cross trainer. The lifeguards could be trained on site for \$50.00

per certification. MOTION made by John Daly, second by Leo Villalon to spend \$1495.00 to purchase an adult mannequin, a child mannequin, defibrillator and spinal board straps to train lifeguards on site. All in favor, MOTION passed.

Assistant Community Manager's Report: (Kassie Kouvaras)

Kassie emailed her report to all Board Members

Reported on Halloween Trunk or Treat

Reported the Holiday event scheduled for December 2, 2017 from 11:00 A.M. to 1:00 P.M. The event theme will be Harry Potter.

Financial Update: Treasurer Adam English

Adam emailed the financial report with financial summary charts to the Board.

Some accounts will need to be consolidated. The reserve study will be examined.

Committee Updates:

Ad Hoc: John Daly reported on the Vista Park project. The buffer trees between Vista Park and Vista Lakes have been removed after the developers had said the trees would remain. Future meetings will be scheduled as permitting progresses. An update meeting for Vista Lakes residents will be scheduled.

Amenities: Carol Schuett had emailed her report to the Board. The committee has not been able to find vendors to provide food for purchase during pool hours. Note: The request had been made by a resident for food vendors at the pool. The playground has been started.

ARC: Monte reported in the Community Manager's report.

Communications: A request was made to mention in the next Newsletter how to request for large household items to be picked up by the city and to request residents to park in their driveways versus parking in the streets.

MOTION made by Bill Pass, second by Leo to name Jerry Harris as chair of the Communication Committee with the expectation of him attending the Board Meetings. All in favor, MOTION passed.

Contracts: None at this time.

HR Committee: No report, the committee is inactive at this time. MOTION made by John Daly, second by Mary Ann Abernathy for holiday bonuses to be \$500.00 for Monte (Community Manager), \$400.00 for Kassie (Assistant Community Manager), \$300.00 for Greg (maintenance) and \$200.00 for Emily (pool supervisor). All in the form of gift cards with \$50.00 allowed for service fees for the purchase of the gift cards. All in favor, MOTION passed.

MOTION made by Carol Schuett, second by Mary Ann Abernathy to make the employee salary increases retroactive from September 1, 2017 versus October 1, 2017. All in favor, MOTION passed.

Alpha Staff and Handbook are not being worked on at this time.

Old Business:

Aaron Simmons's proposal to post on the Vista Lakes Face Book page was discussed by the Board and Aaron. The Communication Committee will discuss how

communications will be made and the Board will address Aaron's proposal again at the January 11, 2018 Board meeting.

New Business:

MOTION made by Carol Schuett, second by Leo Villalon to have our Attorney review the proposal made by Gary Israel to form a Bylaws and Amendment Revision Committee. All in favor, MOTION passed.

MOTION made by John Daly, second by Carol Schuett to have signs made and posted in the community honoring our Vista Lakes Veterans on Veterans Day, November 11, 2017. All in favor, MOTION passed.

Association Schedule:

The next scheduled Board meeting is January 11, 2018

Adjournment:

MOTION made by Carol Schuett, second by Bill Pass to adjourn the meeting at 8:51 P.M. All in favor, MOTION passed.