

Vista Lakes Board Meeting, January 11, 2018
Minutes by John Daly, Board Member

6:30 P.M. Open Forum included remarks by Orlando City Commissioner Jim Gray, including questions and answers from residents. Jim Gray also introduced his staff member, Diane Wilhelm (diane.wilhelm@cityoforlando.net). Orlando Police Department, Officer Edgar Malave and his team provided an overview of recent crime activity in East Orlando, encouraging residents to always call 911 to report any suspicious activity in Vista Lakes. Residents brought up the following issues during the forum:

- Accelerating hurricane roof repairs; residents will share info on reputable vendors/contractors
- Reporting unlit lampposts
- Potential street parking solutions in ungated communities

Establish Quorum: Katherine Sebestyen, Adam English, Carol Schuett, Leonides Villalon, William Pass and John Daly were present. Mary Ann Abernathy was not present.

Call to Order: The meeting was called to order at 7:20pm by President Katherine Sebestyen and proof of notice was confirmed.

Approval of November HOA Board Meeting Minutes: MOTION made by John Daly, seconded by Leo Villalon to approve the November 9, 2017 minutes as written. MOTION passed unanimously with no discussion.

Approval of Minutes from Emergency Meeting on Melrose Sidewalks: MOTION made by Leo Villalon, seconded by Will Pass to approve the December 4, 2017 minutes as written. MOTION passed unanimously with no discussion.

President's Comments: Katherine Sebestyen welcomed everyone to the meeting.

Community Manager's Report: (Monte Brown)

Monte Brown emailed his report to all Board members. He discussed the completed sidewalk repairs in Melrose. Melrose neighborhood representative indicated work was done quickly with minimal impact to residents. Vendor provided estimate for similar repairs in Waverly and Carlisle, at reduced price per panel.

MOTION made by Leo Villalon, seconded by Carol Schuett to move forward with **sidewalk repairs in Waverly** as noted in the vendor's estimate. MOTION passed unanimously with no additional discussion.

MOTION made by Leo Villalon, seconded by Carol Schuett to move forward with **sidewalk repairs in Carlisle** as noted in the vendor's estimate. MOTION passed unanimously with no additional discussion.

Leo Villalon requested clarification on the type of grass authorized in Vista Lakes. Monte Brown clarified that homes require St. Augustine, but perimeters and ball fields authorize Bahia.

Adam English expressed a resident concern with sprinklers being turned on at the soccer field at 0930 on Sundays. Monte Brown indicated the problem had already been fixed so the sprinkler would not interfere with the use of the field.

Monte Brown noted that a new utility vehicle (gator) was procured, that pool furniture would arrive in the next two weeks and that the playground project is complete.

Assistant Community Manager's Report: (Kassie Kouvaras)

Kassie emailed her report to all Board Members. Reported on the 2017 Holiday Party in December which received good reviews from attendees. She also discussed the April 7, 2018 spring event and solicited input from the community for ideas for the event planning.

Financial Update: Treasurer Adam English

Adam provided a brief financial summary. He recommended that two of the existing PNC bank accounts, one with approximately \$150,000 and one with \$3,157.76 from previous settlement funds, be consolidated into one account to reduce monthly administrative charges.

MOTION made by Adam English, seconded by Carol Schuett to move forward with **consolidating two PNC accounts** into a single account. MOTION passed unanimously with no additional discussion.

Committee Updates:

Ad Hoc: John Daly reported that he is working with Commissioner Jim Gray to schedule a meeting with the Orlando City staff to get an update on the permitting for the Vista Park project and its potential impact to Vista Lakes.

Amenities: Carol Schuett emailed her report to the Board. She indicated that the committee will work more closely with the CDD on landscaping in the community.

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

Communications: Jerry Harris emailed a report to the Board.

Contracts: No report.

HR Committee: No report. Monte Brown noted that the staff was offered the opportunity to enroll in United Health Care health insurance program as part of their employment benefits.

Old Business:

No action was needed to be taken on Aaron Simmons proposal as President Katherine Sebestyen reminded the Board at the November 9th Board meeting that Jerry Harris was approved to be the Communication's Committee Chairman and approved to post content as the Chairman after approval by the Community Manager and/or HOA Board President.

New Business:

Social Media Policy: The Board was sent information from Becker & Poliakoff with legal guidance regarding the HOA proposed social media policy.

MOTION made by Leo Vallilon, seconded by William Pass to move forward with ***adopting the recommendations from the lawyer regarding the social media policy.*** MOTION was retracted after additional discussion. Board members raised concerns regarding the lack of clarity in the lawyer's recommendation, particularly as it related to releasing photos of residents. The issue will be sent back to Sara Wilson at Becker & Poliakoff for clarification.

Bylaws Revision Committee Request: The Board was sent a copy of a proposal to establish a new committee. Becker & Poliakoff provided legal guidance that changing HOA documents can be costly and time consuming. The firm indicated that our current documents do not violate Florida law. The Board discussed the pros and cons of establishing a Governance Committee to address potential gaps and/or future changes to community documents.

MOTION made by John Daly, seconded by Adam English to ***establish a Governance Committee to allow volunteer residents, operating under the same rules as other HOA committees, to make recommendations to the Board on governance issues, with the understanding that the Board is under no obligation to move forward with those recommendations if not deemed beneficial to the community.*** MOTION did not pass. John Daly and Adam English voted "yes"; Katherine Sebestyen, William Pass, Carol Schuett and Leo Vallilon voted "no" to establishing the Governance Committee.

Letter to Neighborhood Representatives: The Board was sent a copy of a draft letter to be sent to all Neighborhood Representatives prior to an upcoming meeting of the representatives to be hosted by Leo Vallilon and John Daly, on behalf of the Board. Board members provided suggestions to improve the letter.

MOTION made by John Daly, seconded by William Pass to **authorize up to \$400 be spent to host a Neighborhood Representatives appreciation dinner and information sharing meeting to be held at the Clubhouse prior to the next scheduled Board meeting.** MOTION passed unanimously with no additional discussion.

Recording and Live Streaming Board Workshop Meetings: While we can't prevent people from using their cell phones one is not allowed to move around the room. Cell phone recordings are not approved by the Board and this cannot be used for official business. The Board asked the Communication's Committee to draft a policy decision regarding live streaming based on our attorney's recommendation against it. Our attorney reminded us that our meetings are not open to the public but open to members of the Vista Lakes Association. If live streaming were permitted, private information about individual residents such as code violations and delinquent accounts could easily be made available to the general public with potential legal liability ramifications for the Board.

MOTION made by John Daly, seconded by Leo Villalon to **direct the Communications Committee draft policy guidelines for recording and live-streaming HOA Board meetings, consistent with the lawyers' recommendation.** MOTION passed unanimously with no additional discussion.

An Events Charter was created by Aaron Simmons which was voted upon with a MOTION by Bill Pass and second by Leo Villalon to accept the Events Charter, with the action of Bill Pass's recommendations, regarding the need for Board approval and interfacing with the Assistant Community Manager, Kassie Kouvaris. MOTION passed unanimously with no additional discussion. It was noted that Toni Campbell was the author of the charter.

The following topics will be addressed in more detail at future meetings: *Street parking in Vista Lakes, development of a fining system for violations and committee charters.*

Association Schedule:

The next scheduled Board meeting is March 8, 2018

Adjournment:

MOTION made by Leo Villalon, seconded by Carol Schuett to adjourn the meeting at 9:29 P.M. MOTION passed unanimously with no additional discussion.