

Vista Lakes Board Meeting, March 8, 2018
Minutes by Mary Ann Abernathy, Secretary

6:38 P.M. Open Forum: 15 residents were in attendance along with one Orange County School Board member and two school district employees

Discussion regarding resident concerns:

Avon fountain not in operation, street lights not operating, red ants in Amhurst Park

Request for management information for Gentry Park

Dead plants and missing tree, etc., from the entrance of Warwick

Median trees leaning from hurricane

Guest Speaker: Daryl Flynn, District 2, Orange County School Board, Tyrone Smith, Department of Facilities Planning and Tommy Moore, Demographer, from Orange County Schools presented the residents and Board members a with planning areas presentation for schools. They also answered questions from the residents and Board members.

8:20 P.M. President Katherine Sebestyen called the meeting to order.

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

Proof of Notice was established.

Approval of Minutes: MOTION made by Bill Pass, second by Carol Schuett to accept the January 11, 2018 minutes by John Daly with the following corrections presented by President Katherine Sebestyen:

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: 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.

*Notation: MOTION was made by John Daly, second by Bill Pass to accept the March 8, 2018 minutes (at the May 10, 2018 Board Meeting) with the following clarification: (All in favor, MOTION passed)

Recommendation by Attorney not to “live stream Board meetings”. Recording the Board Meetings suggestion was made by the Communication Committee.

Not using the recordings of the Board Meetings for Board usage or Broadcast was a Board decision.

Events Charter:

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 Manager, Kassie Kouvaris. MOTION was passed unanimously with no additional discussion. It was noted that Toni Campbell was the author of the charter.

Katherine Sebestyen, Adam English, Mary Ann Abernathy, Carol Schuett, William Pass and Leo Villalon voted all in favor of the corrected minutes. John Daly voted against. MOTION passed.

President’s Comments:

President Katherine Sebestyen announced there will no longer be allowed interruptions from the residents during the meetings. Questions can be addressed after the meeting.

Manager’s Report:

Monte Brown previously emailed his report to the Board members.

MOTION made by Mary Ann Abernathy, second by Bill Pass to approve 42 sidewalk slab repairs in Windsor for a cost of \$13,986 .00 with 40% down and \$19,647.00 for 59 sidewalk slab repairs in Warwick with 40% down. All in favor, MOTION passed.

Monte reported Waverly and Carlisle sidewalk repairs are completed.

MOTION made by Carol Schuett, second by John Daly to approve a replacement purchase of the Vista Lakes ID printer at a cost of \$1,64.98. All in favor, MOTION passed.

Monte reported the cost previously reported and approved to replace the irrigation system may actually cost less.

MOTION made by Bill Pass, second by Leo Villalon to ask the CDD to reimburse the HOA, retroactive from the first known increased water bill to the latest water bill, for the excessive water usage from the west water fountain. All in favor, MOTION passed.

Assistant Manager Report:

Kassie Kouvaras previously emailed her report to the Board members.

A spring event is scheduled for April 7, 2018 from 11:00 A.M. to 1:00 P.M. including a petting zoo and planting pots for residents to decorate and pot plants.

A discussion took place regarding [REDACTED]. MOTION made by John Daly, second by Carol Schuett to move forward with the lien foreclosure of [REDACTED], Orlando, FL 32829 as recommended by our attorney. All in favor, MOTION passed.

Kassie provided a list of the top 20 delinquent HOA addresses to the Board.

Financial Report:

Treasurer Adam English reported the HOA has an excess of \$70,000 left from the 2017 budget with a recommendation at the annual meeting to make a motion to carry over all excess funds to the following year(s) in order to avoid paying taxes. Adam reported the audit is nearing completion.

MOTION made by Adam English, second by John Daly to create a process for credit card payment reconciliation to be directed by assistant manager (Kassie) and approved by "expense approvers" to be paid online. All in favor, MOTION passed.

MOTION made by Mary Ann Abernathy, second by Bill Pass to replace the building alarm system not to exceed \$5,000.00. All in favor, MOTION passed.

President Katherine Sebestyen mentioned the possibility of more police coverage in Vista Lakes. Discussion followed.

Committee Updates:

Ad Hoc: no updates

Amenities: Carol Schuett previously emailed report to the Board members Recommendation to close the pools the month of January due to low attendance with the pool office open on Saturday from 10:00 to 4:00 with access to the playground near the fitness center. MOTION made by Mary Ann Abernathy, second by Leo Villalon to continue with February closing of the pools and add the closing of January. All in favor, MOTION passed.

The Stone Crabs Swim Team have requested using four lanes of the Vista Lakes lap pool for swim practice on Monday and Tuesday from 6:00 P.M. to 7:00 P.M. with Thursday evening as a make-up day. After discussion the Board is requesting the owner to submit proof of insurance and a copy of insurance policy before approving. Leo Villalon requested the minutes reflect that he is against the swim team using the pool for liability reasons.

ARC: Report reflected in Monte's community manager report.

Communications:

Monte presented Jerry Harris' report. The Board discussed the legal opinion of our attorney regarding the suggested Media Release Form. Aaron Simmons will attend all Vista Lakes social functions to take photos and will be responsible to have Media Release forms signed. MOTION made by Carol Schuett, second by Adam English to approve the new social media policy and media release form. All in favor, MOTION passed.

Our attorney has recommended not to "live stream" Board meetings. MOTION made by Bill Pass, second by Leo Villalon to accept the recommendation of our attorney and communication committee not to live stream or record the Board meetings for broadcast or Board use. Katherine Sebestyen, Adam English, Mary Ann Abernathy, Carol Schuett, Bill Pass and Leo Villalon voted in favor. John Daly opposed. MOTION passed.

Contracts: No report

HR Committee: No report

Old Business:

MOTION by Carol Schuett, second by Mary Ann Abernathy to follow our attorneys recommendation to reset the lien foreclosure sale for 6240 Contessa , Unit 105. All in favor, MOTION passed.

Letter to Neighborhood Representatives was discussed. John Daly will make the decision as to the date of having the event to thank the reps as previously decided. Violation Fining Committee presentation was given to the Board by John Daly. A discussion followed. MOTION made by Katherine Sebestyen, second by Leo Villalon to direct our Community Manager, Monte Brown, to write a job description for hiring an assistant to allow him to perform his duties, to include inspecting each community neighborhood once per month including follow ups for violations of our Governing Documents. All in favor, MOTION passed.

New Business:

Street Parking: Discussion regarding street parking and speeding on Lee Vista Blvd. Leo suggested the Board look into the possibility of bicycle lanes on the streets to prevent street parking .

Bonuses: MOTION made by John Daly, second by Bill Pass to award Monte Brown (community manager) a \$2,000.00 bonus and up to \$1,900.00 bonus money allocated between Kassie and Emily at Monte's discretion. All in favor, MOTION passed.

Carol Schuett resigned from the Board effective immediately.

Association Schedule:

The next scheduled Board meeting is May 10, 2018.

Adjournment:

MOTION made by Adam English, second by Leo Villalon to adjourn the meeting at 12:25 A.M., March 9, 2018.