

Vista Lakes Board Meeting, May 10, 2018
Minutes by Mary Ann Abernathy, Secretary

6:30 PM Guest Speaker David Cruz the Orlando Police Department Coordinator for the Vista Lakes Community Association Inc., addressed the Board and Residents. He reported less crime in the Vista Lakes Community recently. He stated that more crimes usually take place during the months of November through January due to the holiday season. Vandalism crimes have also been on the decline. The “off duty” police focus on the common areas when on duty. Sargent Cruz said he usually sees a shift in crime hours when school is dismissed for the summer. The residents had concerns regarding adults using the soccer and baseball fields preventing the neighborhood children from using.

Open Forum: 17 residents were in attendance with the following discussions:

The Urban Chicken Program

A residential bird feeder in a Gentry Park resident’s yard

Complaints about pool staff courtesy

Complaint about deteriorating fencing in a Vista Lakes resident’s yard

Question about dimming and burned out lighting in The Horizons

Concern regarding street patching versus resurfacing in the gated communities

Concerns regarding raised sidewalks in the non-gated communities

7:30 PM President Katherine Sebestyen called the meeting to order.

Establish Quorum: Katherine Sebestyen, John Daly, Bill Pass and Mary Ann Abernathy were present with Adam English on the telephone.

Proof of Notice was established.

Approval of Minutes: MOTION made by John Daly, second by Bill Pass to accept the March 8, 2018 minutes with the following clarification:

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.

All in favor, MOTION passed.

President’s Comments:

President Katherine Sebestyen requested no interruptions from the residents during the meeting.

Community Manager’s Report :

Monte Brown had previously emailed his reports to the Board.

The Windsor and Warwick sidewalk repairs have been completed.
A new Vista Lakes ID printer has been purchased and is being used.
The Neighborhood Representative Election results are as follows:
Newport Representative is Aaron Simmons
Windsor Representative is Gary Mitchell
Waverly Representative is Carlos Suarez
It was reported that the employees have had customer training.

Assistant Community Manager's Report:

Kassie Kouvaras had previously emailed her report to the Board.
MOTION made by John Daly, second by Bill Pass to move forward with the lien foreclosure of [REDACTED] as recommended by our attorney. All in favor, MOTION passed.

MOTION made by Mary Ann Abernathy, second by John Daly to move forward with the lien foreclosure of [REDACTED] if our attorney is unable to collect the delinquent HOA fees from the home owners first lien holder. All in favor, MOTION passed.

Financial Update:

Report given by Treasurer, Adam English.
MOTION made by Adam English, second by John Daly to move full time employee bonuses into base salaries. Salaries to be adjusted to include bonuses prorated from April 1, 2018 through May 7, 2018 forward. All in favor, MOTION passed.

Committee Updates:

AD-HOC (Vista Parks):

John Daly reported that the AD-HOC Committee has requested an update on Vista Park from Jim Gray's office with currently no response.

Amenities:

Toni Campbell is the new Chair of the Amenities Committee replacing Carol Schuett. Toni Campbell reported the landscape walk through was completed for May. Some plants are being replaced in Warwick. The Stone Crab Swim Team has been requested to supply Vista Lakes with a practice schedule. Information is being gathered for a fitness trail. The residents using the fitness center are being asked if they would prefer a rowing machine, an elliptical machine or a television with bicycle programs for the fitness center. The committee asked approval from the Board to sell the pool furniture that will be replaced. Toni reported a local landscape company would give a discount to residents for trees in exchange for the Newsletter advertising fee to be waived. The Board made no decision on the suggestion. A suggestion was made by the committee to purchase and place wooden tables and chairs in the courtyard at the fitness center.

MOTION made by John Daly, second by Adam English to allow up to \$2,000.00 for purchase by the Amenities Committee coordinated with Monte for tables and chairs for the courtyard. All in favor, MOTION passed.

MOTION made by John Daly, second by Bill Pass to authorize Monte to sell old pool furniture and use the proceeds towards the new furniture. All in favor, MOTION passed.

ARC:

Report reflected in Monte's report. Mary Ann Abernathy reported Eric Shipp has joined the ARC and Bill Pass will replace her as Chair.

Communications:

Jerry Harris's report was emailed to the Board.

MOTION made by Katherine Sebestyen, second by John Daly to replace the previous Media Release Form with the new form recommended by the committee with the forms stored electronically for 10 years. All in favor, MOTION passed.

Rio Pinar Golf Club opportunity will be published on the Vista Lakes social media Facebook page and the Newsletter.

Events Committee:

Toni Campbell announced that she is chair of the committee. She announced that three movies have been planned and scheduled:

May 26, 2018 in Amhurst Park

June 23, 2018 dive-in at the pool

July 21, 2018 dive-in at the pool

The projected cost for the three movie nights is \$1500.00. Popcorn will be sold for 50 cents with the popcorn machine donated.

Contracts:

None at this time.

HR Committee:

Emily Cooper has her CAM license and has trained on Alpha Staff Payroll, Jenarc and Castle Click programs.

MOTION made by Bill Pass, second by John Daly to approve three weeks vacation after five years employment for all full-time employees. All in favor, MOTION passed.

Old Business:

A Neighborhood Representatives dinner May 17, 2018, 6:30 PM at the Vista Lakes Clubhouse to share ideas between Board members and Representatives. Monte will write the violations with the two Assistant Managers (Kassie providing she gets her CAM license and Emily, who has her CAM license) following up on the violations. Kassie and Emily will both be Assistant Managers sharing duties and both being versed on all duties.

MOTION made by Bill Pass, second by Mary Ann Abernathy to accept the job description for Vista Lakes Assistant Community Manager written by Monte with the removal of "is desired" from the first line of the "Skills Required". All in favor, MOTION passed.

New Business:

Residential street parking update by President Katherine Sebestyen and Mary Ann Abernathy.

MOTION made by Mary Ann Abernathy, second by Katherine Sebestyen to nominate Bill Pass as Vice-President of the Board. Katherine Sebestyen, Bill Pass, Mary Ann Abernathy and John Daly voted in favor. Adam English abstained from the vote. MOTION passed.

The Board will continue to operate with the remaining five Board members until the next election.

Association Schedule:

The next scheduled Board meeting is July 12, 2018.

Adjournment:

MOTION made by Mary Ann Abernathy, second by John Daly to adjourn the meeting at 10:07 PM. All in favor, MOTION passed.