

Vista Lakes Board of Directors Meeting, July 12, 2018

Minutes by Mary Ann Abernathy, Secretary

6:30 PM Guest speaker Tom Jackson, General Manager of Rio Pinar Golf Club presented to the Board and residents the amenities the club is offering to the Vista Lakes residents.

6:50 PM Frank Sebestyen gave an update on the CDD's progress with the algae in Vista Lake. He reported that samples of growth have been taken for analysis to determine the type of Algaecide to use for treatment.

7:00 PM Open Forum with 14 residents present.

Resident Monica Sanchez questioned whom the board would elect for the new treasurer and their qualifications. She offered her experience from previous treasurer positions to the Board and asked to be appointed to replace the recent resigned treasurer, Adam English. President Katherine Sebestyen explained numerous times the subject of a new treasurer will be discussed under New Business on the agenda. She also explained the procedure of how the invoices are approved and paid and reassured the residents that Vista Lakes finances were in good order. Monica Sanchez requested to go on record that she requested the credentials of the new treasurer (the treasurer had not been elected by the Board at this time).

Mention took place of a "fining committee". A Covenants Enforcement committee is also scheduled on the agenda under New Business.

Complaint by one resident regarding the estoppel fee that Castle Group charges.

Complaint regarding speeding and parking in Champlain.

Complaint regarding street parking in Newport.

The Amhurst playground needs attention and the question was asked why there is no water fountain.

Question was asked regarding the status of the online reservation system.

7:43 PM President Katherine Sebestyen called the meeting to order.

Proof of notice was established.

A Quorum was established with Katherine Sebestyen, William Pass, Mary Ann Abernathy and John Daly present.

MOTION made by Bill Pass, second by Mary Ann Abernathy to approve the May 10, 2018 Board Meeting minutes. All in favor, MOTION passed.

President's Comments: President Katherine Sebestyen reported the meeting procedure.

Community Manager's Report (Monte Brown):

Monte had previously emailed his report to the Board Members. Monte reported that Emily Cooper is working with him following up with the violations.

Monte reported trying to get estimates for pressure washing the tile roofs of all the community buildings. Pressure washing is not recommended but a foam cleaning system at \$1,725.00. MOTION made by John Daly, second by Bill Pass to move forward with conditional approval with the company to foam clean at \$1,725.00 all buildings if the funds are in the budget. All in favor, MOTION passed.

Monte reported that the water meter leak at the west fountain has been repaired and placed in the CDD account. The HOA has been credited \$14,000.00

Servello will repair, replace and level all pavers damaged around the pool area from the cherry picker that was used for trimming the trees.

Monte is in the process of obtaining bids to clean and seal all pavers on HOA property. The expense will be in the 2019 budget.

MOTION made by John Daly, second by Mary Ann Abernathy to approve \$3,500.00 to channel out existing curbs on Dover View to prevent the street flooding. All in favor, MOTION passed.

Monte reported Emily received her CAM license in March, 2018. MOTION made by Katherine Sebestyen, second by Bill Pass to increase and make retroactive to March, 2018 a salary of \$18.00 per hour for Emily. All in favor, MOTION passed.

Assistant Community Manager's Report (Kassie Kouvaras)  
Kassie emailed her report to the Board Members.

MOTION made by John Daly, second by Mary Ann Abernathy to send the delinquent HOA account of \$8,508.93 for 8758 Hastings Beach to our attorney for lien foreclosure. All in favor, MOTION passed. It was noted that this house has been titled to Wells Fargo Bank since 5/19/2014.

Assistant Community Manager's Report (Emily Cooper)

Emily reported pool attendance:

May, 2018 attendance of 1,839

June, 2018 attendance of 5,348

Emily reported Pavilion rental:

May, 2018 10 rentals

June, 2018 9 rentals

Emily reported fitness center usage:

May, 2018 had 1,548 users

June, 2018 had 1,643 users

Financial Update (Treasurer)

We do not have a Treasurer at this time. President Katherine Sebestyen stated the financials are on track and within budget.

Monte is obtaining estimates for 2019 financial and reserve study and should have them by August. MOTION made by Bill Pass, second by Mary Ann Abernathy not to exceed \$5,300.00 for the 2019 reserve study. All in favor, MOTION passed.

Committee Updates:

Ad-Hoc : John Daly reported no new activity has been submitted to the city by the developers.

Amenities: Toni Campbell reported it was decided that the space at the pool check-in is not sufficient for the requested tables and chairs. The committee is recommending more benches in the area. Monte will be reporting in the future what type of outdoor exercise equipment is recommended for the fitness trail.

ARC: Report in Monte's Community Manager Report.

Communications: Monte reported that the Board Member Candidate insert was mailed out in the July, 2018 newsletter. John Daly requested a co-chairperson for the communication committee. His request will be mentioned at the next Communication Committee meeting.

Events: Toni Campbell reported that the events committee has shown two movies with the third being shown on July 21, 2018. Attendance at first movie was 14 and second movie attendance was 60. Committee requested a new DVD player and audio speakers for movie events. The Board asked Monte to purchase a new DVD player and other necessary equipment for movie nights not to exceed \$500.00.

The committee requested Board approval to use the Vista Lakes Clubhouse for free dancing classes. MOTION by John Daly, second by Mary Ann to allow Monica Sanchez to give free dance classes in the Clubhouse on a monthly basis depending on Clubhouse availability. All in favor, MOTION passed.  
The committee is considering a Fall Carnival.

Contracts: None

HR Committee: None

Old Business:

Horizons Unit: No report

The Neighborhood Representatives dinner meeting was held and stayed within the budget. 11 neighborhood reps attended.

New Business:

A discussion was held to select a new Treasurer. President Katherine Sebestyen explained that any officer must be a member of the Board and elected by the Board to serve as an officer.

MOTION by John Daly to appoint Monica Sanchez as a member of the Board and then elect her as Board treasurer. No second, MOTION expired.

Mary Ann Abernathy was declined as the new treasurer.

MOTION was made by Katherine Sebestyen, second by Mary Ann Abernathy to elect Bill Pass as the new Treasurer. All in favor, MOTION passed.

A request was made in the form of a petition signed by all Neighborhood Representatives to create a Covenants Enforcement/Violations Committee. President Katherine Sebestyen requested a proposal to be created for the Committee with the duties, charter and parameters of the Committee. The Board will review the proposal at the next Board meeting.

Association Schedule: The next Board meeting will be rescheduled from September 13, 2018 to September 19, 2018.

Adjournment: MOTION made by John Daly, second by Bill Pass to adjourn the meeting at 9:35 P.M. All in favor, MOTION passed.