

Vista Lakes Board Meeting, September 19th, 2018

Minutes by Emily Cooper, Assistant Community Manager

6:35PM Frank Sebestyen of CDD updated Residents and Board on status of issues of Hydrilla at the lakes, specifically the large lake. He stated that the chemical treatments are working and the 900 carp will be added within 2 weeks, noting that there will be substantial “muck” created as a result. Due to this, a “muck test” will be conducted within 2-3 months to determine when a dredging will need to occur. Frank reported that the cleanup is moving faster than anticipated and there should be a significant clearing of the lake within 16-20 weeks.

OPEN FORUM 14 Residents in attendance with the following discussions:

Odor from either Lake or Dump

Only 10 people have signed up for Rio Pinar Dinner

Concern about whether dredging the muck in the lake was accounted for in reserves or if additional assessments would be needed

Complaint about visibility of trees in the median and the removal of 2 streetlights by Lake Avon and Covington Cove

Katherine reminded Residents about the 3 minute time limit on speaking during Open Forum

Concern about Covenant Enforcement specifically in Newport

Resident solicits board to do “self-help” for 8870 Warwick Shore, and to enact a “self-help” list of Residents who are willing to help other Residents

Confirmation that Meet the Candidates night is October 8th

Concern about whether or not the Neighborhood Reps will be fully funded

Question about use of the word “sponsorship” for the Rio Pinar dinner

7:16PM Meeting called to order by President Katherine Sebestyen

Establish Quorum: Katherine Sebestyen, John Daly, and Bill Pass were present

Proof of Notice was established.

Katherine stated Mary Ann Abernathy had resigned her position on the Board as of September 5th

Discussion about John taking over responsibilities as Secretary permitting he be able to record the meeting, which led to a discussion about Attorney recommendation vs. previous Board decisions regarding recording of the meetings.

Approval of Minutes

MOTION made by Katherine to appoint Bill Pass as Secretary with Emily Cooper taking the minutes seconded by Bill. John opposed. MOTION carried.

MOTION made by Bill to approve the minutes with clarification that Mary Ann was declined as the Treasurer, seconded by Katherine. All in favor, MOTION carried.

President’s Comments: Katherine reminded Residents that once the meeting has begun Residents are not permitted to speak.

Community Manager's Report: Monte Brown

Monte submitted his report via email
385 Violations opened in the past 2 months
134 Closed
836 Total Open Violations
Servello recommendations by Tom
 \$2230 at Vista Park
 \$2887.50 at Amhurst Park
 \$630 for general mulch
 \$630 for Warwick mulch

MOTION made by John seconded by Bill to accept the 4 bid proposals by Servello. All in favor, MOTION carried.

Vista Lakes Elementary has requested Board consideration of family fun run 5K from VLE down to Windsor in February. All board members expressed support and encouraged the Events committee to get involved.

New Newsletter Company will save \$1525 per issue

Update for Melrose property – Hearing scheduled for September 26th

Roof Cleaning and Pool Deck Paver repair completed

Assistant Community Manager's Report: Kassie Kouvaras

Submitted to Board via email

1st property on report no longer in bankruptcy

MOTION by John seconded by Bill to move forward with foreclosure. All in favor, MOTION carried.

2nd property had incorrect mailing address in database, attorney is recommending to waive legal fees and interest. Marilyn from Castle Group stated she would look into the responsible party for the error to remit payment if at fault.

MOTION by John seconded by Bill to waive legal fees and interest fees if they pay within 30 days, to be reconstituted if payment not made within 30 days. All in favor, MOTION carried.

3rd property was previously approved for Foreclosure, however Homeowner came back with payment plan if legal and interest fees are waived.

MOTION by John seconded by Bill to proceed with outstanding balance. All in favor, MOTION carried.

Reminder about Community Garage Sale on October 6th, ads were sent to Orlando Sentinel and will be posted on Craigslist.

Assistant Community Manager's Report: Emily Cooper

Pool attendance for July 4828, August was 3757

Pavilion rentals for July 11, August 9

Fitness swipes for July 1496, August 1690

Financial Update: Treasurer Bill Pass

As of June 30th all accounts balanced

With no increase of assessment, 2019 budget would be roughly \$31,000 over budget

\$14K as of July budgeted for bad debt

\$131,000 outstanding balance for unpaid dues

John expressed desire for \$7 minimum raise of assessments to support the neighborhood reps and events

Kent Campbell and Raiza Alicea offered to serve on the Budget Committee

Bill expressed researching consolidation

Committee Updates

Ad-Hoc: No new updates. Discussion on permitting and zoning and who owns/maintains roadway by Church.

Amenities: Toni Campbell Committee Chair reports Erg was approved by the committee at \$900 MOTION by John seconded by Bill to purchase an Erg for the Fitness Center at \$900. All in favor MOTION carried.

AED priced at \$1315. Wifi at the Pool priced at \$142.48/month. Bleachers at Amhurst priced at \$1441 per bleacher. Paddle boats at Clubhouse docks \$499/boat (would purchase 2). Toni expressed interest from a Resident to hold “Mom’s group” meetings and was told to go through Events Committee. Another Pool Pavilion was deemed too expensive, Committee is researching 2 grill areas instead. Playground equipment updates are needed. An online reservation system for pavilions was suggested to be handled by the Communications Committee.

MOTION by John seconded by Katherine to fund purchase of AED. All in favor, MOTION carried.

ARC: Report submitted by Monte. New ARC member John Decrotie. Discussion of red roof seen on Stafford Springs.

Communications: Jerry Harris Committee Chair reports Growth in activity on Vista Lakes Website compared to last year. October Newsletters will be in Residents’ homes by October 1st. Discussion about Neighborhood level email alert lists, as email blast is at over 400 recipients. John expressed prompting the Reps to write newsletter articles.

Events: Toni Campbell Committee Chair requests funding for DJ Pool Party on September 29th from 6PM-9PM at \$400. Toni expressed wanting Management staff to be present at Events Committee Meetings. Request for \$120 for 6 tshirts for Neighborhood Reps to wear at Events.

MOTION by John seconded by Bill to approve DJ Pool Party at \$400 limit with 5 guests per household permitted. All in favor, MOTION carried.

Toni reported plans for Trunk or Treat event Oct 27th at \$1500 and a Chili, Cars, and Cakes event Nov 17th at \$1500.

MOTION by John seconded by Bill to fund the Oct and Nov events up to \$1250 each. All in favor, MOTION carried.

Holiday event to be discussed at the November 8th Board Meeting.

Contracts: No new updates.

HR: No new updates.

Old Business:

1. Horizons Unit – No new updates.

2. Covenant Enforcement – Carla Daly presented packet for Covenant Enforcement Committee. Discussion about increasing budget for mailings.

MOTION by John seconded by Bill to move forward to establish Covenants Enforcement Committee and

solicit volunteer committee members to submit to the Board at the Oct 16th Board Meeting. The committee of volunteers will select a Chairperson and submit the name of the Chair and committee members for Board approval at the November 8th, 2018 Board Workshop. All in favor, MOTION carried.

New business:

1. Change Vendor Policy – Katherine stated previously the Board had decided not to recommend or endorse vendors, however businesses the Association utilizes are listed on website, and she recommended updating policy to reflect VLCA recommended vendors. Discussion about that being public information, not necessarily an endorsement. Discussion of adding disclaimer to clarify that utilization of businesses does not suggest endorsement of services.

Association Schedule:

Meet the Candidates Night Monday October 8th 2018

Next scheduled meeting Annual Board Meeting October 16th 2018

Reminder about Rio Pinar Dinner Reservations

MOTION by Bill seconded by John to put out Veteran’s Day signs annually. All in favor, MOTION carried.

MOTION by John seconded by Bill to adjourn meeting at *10:16PM*.

MEETING ADJOURNED.