

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

July 19, 2016

*****M I N U T E S*****

The regular session meeting of the Board of Directors of Vista Park Villas Condominium Association was called to order at 5:30 p.m. Directors present were Robin Clift, Linda Trettin, Janet Campbell, Jerry Beasley and Frank Stellas who arrived late. Danielle Mancini was also present representing Transcontinental Management, Inc.

OPEN FORUM – Guest owners were Jane Harrington, Rick Trettin, Carol Gentile and Mark Wynne. Rick and Carol were present to observe, Mark was present for a violation hearing and Jane was present to be heard about the offensive behaviors of many of the residents at Vista Park Villas. She is upset and frustrated. She acknowledges that the Board deals with this on a daily basis and does what they can and she is thankful to them but sometimes it is just out of control.

HEARINGS – 1141 Madera Lane – Owner was present in person and chose to have his hearing in open session. His tenants have corrected everything that was asked of them so he believes the matter is resolved. He will check with his tenant at 1204 regarding a chair on the roof and the garage door. He then left the meeting.

1222 Mariposa Court hearing was then discussed. Owner presented written testimony. Her testimony was duly noted.

1193 Madera Lane hearing was then discussed. Owner presented written testimony. Her testimony was duly noted.

1161 Madera Lane hearing was then discussed. Owner was present in person and chose to have her hearing in open session. Owner stated that her dogs only bark when people are outside her door or walk by her door. She feels this is a case of harassment. Comments were duly noted.

Hearing discipline will be determined at the Executive Session meeting that will be held immediately following this open session meeting.

MINUTES – The minutes of the organizational session meeting held on June 21, 2016 were then reviewed. Jerry made a motion to approve the minutes with one change, Janet seconded the motion, all in favor, no opposed, motion carried.

FINANCIAL REPORT – The May and June, 2016 financial statements were reviewed. Linda stated that the reserves show that we have at little over \$163,700.00 in reserves and a little over \$55,118.00 in operating. With that said we will be paying out about \$30,000.00 for the next two buildings that were just completed plus the roof inspections of \$4,800.00 so we are still doing OK but her recommendation is to put off the next two buildings to build up a little more cushion in reserves.

Delinquencies are still way down with only 2 owners with a larger balance than two months. We will wait on Acct. 0055 until we can foreclose and Acct. 012 is still making payments and reducing his balance.

Linda pointed out that water usage in building 1117-1123 is still high and wonders if Hanna Plumbing dropped the ball and never went out there to check the units. Danielle will follow up with that.

Robin then made a motion to accept the financial report, Jerry seconded the motion, all in favor, no opposed, motion carried.

COMMITTEE REPORTS: Architectural – No new submissions at this time but we should have 2 for window a/c installations for 1102 Madera and 1168 Madera.

Landscape – Landscape notes are duly noted. Linda pointed out that #5 on the report is gradually being completed because Bemus is doing this with the regular crew a little at a time around the entire perimeter at no extra charge. The Bemus bid for mulch was turned down unanimously. Linda stated that we still have some trees that we should do that are growing over roof lines but for now we can wait on any more trimming. Danielle noted that a long time wet muddy area in the greenbelt down by 1123 is now OK. Bemus found where the water was coming from and repaired it. Janet mentioned that the Sago palms in front of 1123 look as though they are dying. These were personal plantings by the owner so if they die we will just remove them.

Maintenance – Rick has two issues to report. One is the chair on the roof at 1204 which he spoke to the resident about and hopefully it is resolved now. The other is the entry light pole that was hit again. Mike is pouring an additional footing to set the pole back into. The original cement mounting from the last hit on this light pole actually saved the pole and light fixture. This additional cement will preserve the fixture from future hits.

Parking – Janet reported that she found out that handicapped vehicles cannot be towed. More research needs to be done here. There may be less strict rules but it is hard to believe that if a handicapped vehicle is in a fire lane it would be OK???

MANAGEMENT REPORT – Danielle then reviewed her management report. All correspondence was duly noted. Linda does not want Karl to be paid until we receive the inspection report. Frank believes that the plumbing repair done on his kitchen drain line is an Association responsibility no matter what the maintenance matrix indicates. No solution was attained so we will revisit at the August meeting. Danielle is in the process of updating the rules and regulations and will include the use of drones in the update.

UNFINISHED BUSINESS – Robin made a motion to continue pool gate card suspensions for any owners still delinquent in their dues, Janet seconded the motion, all in favor, no opposed, motion carried.

Re-staining the newer fencing was discussed again. It was agreed that this will be tabled until all the building have been refurbished. Then we can have these fences power washed and stained again at that time.

NEW BUSINESS – Security for the Pool was then discussed. Linda has a few suggestions. One would be to hire a patrol company that would be on call 24/7 and charge per call out. The second would be to set up a surveillance camera. When Mike poured the new concrete Linda had him put a sleeve underneath so if we did decide on a surveillance camera, we could easily run a cable to the phone box for remote access. The camera could be mounted on the top of the flag pole. Everyone thought that would be the best idea. Other ideas were to hire a lifeguard for the busy hours at the pool or maybe a security guard but either could be costly. Linda volunteered to search out security companies that would bid the camera solution. Once all the info was gathered on what would be needed to get the camera up and running, we could do the installation ourselves and we would have a free guide on how to do it.

Fencing bids for 1216 and 1218 were reviewed. Robin made a motion to approve Precision Home Maintenance bid of \$1,350 for both, Jerry seconded the motion, all in favor, no opposed, motion carried.

With no further regular business to discuss, the meeting was adjourned to executive session at 7:35 p.m. to discuss the four member discipline hearings held in open session at the beginning of this meeting.