

Vizcaya at Waterford, Homeowners Association, Inc. c/o

Presidential Group South, Inc.
135 W. Pineview Street
Altamonte Springs, FL 32714

Meeting of the Board of Directors

3/20/05, Alafaya Library, 1200 E. Colonial Dr., Orlando, FL

Call to Order: Meeting is called to order 3:45PM

Proof of Notice: Notice was posted at the entry to the Community 48 hours in advance.

Verification of Quorum: Directors are in attendance: James (Jim) Sramek, Lorraine Castillo, John Styer and Gretchen Boykin. Javier Boy is absent. Bridgette Ross is in attendance from Presidential Group South, Inc.

Report to Members:

Presidents Report:

Jim reports to members on the distribution to the Community, abridged rules and regulations. Jim also contacted Orange County on the inspection of the Community Roadways and reported that they meet requirements satisfactorily, for the County. Jim also noted that Cafe Homes had not turned the roads over to the County for maintenance.

Jim motions for the adoption of a Community "No Solicitation" policy, Lorraine seconds no objections so moved.

Bridgette will notify the Orlando Sun of the Policy, and to no longer distribute papers to driveways.

Financial Report:

Bridgette reports to members in Javier's absence, on the status of \$9,080.24 in cash held by the Association from 2005 dues collected as of February 29, 2005 and reports on the collection of delinquent accounts receivable of \$3,298.38

Management Report:

- ~ Bridgette reports on the status as of collections and interest charges have been made to delinquent accounts as per policy. Report is made of another phone call received from Carlos Rivero in response to the letter written on behalf of the Association.
- ~ Report was made of the extension filed for the Association 2003 Corporate Tax Return.
- ~ Sign Design of Lake Mary was contacted regarding the stolen Z's from the signs, on replacement bid and the possibility of making an insurance claim for the damages.
- ~ Landscape: Bridgette reports that P&L landscaping has reported that the palm trees need trimming, and suggests that the Operations Committee organize efforts of the Community for the Quarterly fertilization of shrubs and trees for the Association.
- ~ Jim motions for the fertilization of trees and shrubs to be handled by the Operations Committee and authorizes the expenditure of no more than \$30 per Quarter on the project. Gretchen seconds no objections, so moved.
- ~ Lorraine will explore fertilizer brands and costs.
- ~ Bridgette suggests that Orange County Clean and Attractive Neighborhoods be contacted regarding programs offered to benefit Vizcaya and a possible Anti-Litter Campaign. Lorraine with the Operations Committee will look into the programs.

Operations Committee Report:

The Operations Committee has composed an "Action Item Log" for the assignment of projects and tracking of progress.

Closed Action Items:

- >- Lorraine has contacted Orange County on the sign age in the Community, and has been informed that the reduced speed sign to 15MPH would not be acceptable, and the County due to its unenforceability will not install that the "Children at Play" sign. >- Lorraine reports on the historical electrical bills for the Community were collected and being reviewed by the Finance Committee.
- >- She reports that with John's assistance, the sprinkler timer has been adjusted to reduce water consumption for the "wet season" and thus conserving costs.
- >- Also reported that Mr. Cruz has repaired fence boards to the post and beam fence at not cost to the HOA.

Open Action Items:

- >- Lorraine requests volunteers for the Community trash clean up every two weeks, which she has been doing with hired help. Three homeowners sign up to assist.
- >- PGS: A copy of the P&L landscape contract is needed *for* review. Bridgette notifies of none available, and that it could be bid out. Bridgette will provide a scope of work *for* the project to the Operations Committee.
- >- Adelphia Truck: Violation letter has been sent by PGS, and Lorraine has talked with the owner. Progress will be monitored for further action.

ARC Committee:

- >- Gretchen Reports that she will create flyers to be posted on doors of Lots in violation of the Covenants and Restrictions for the Community. She notes that different colors will be used *for* the different stages of violations.
- >- Fencing regulations according to the Covenants differ from what has been approved by the Developer, guidelines will be created for the Board to implement, and an addition to the next Annual Meeting Ballot will be made for the incorporation of PVC/Vinyl fencing to also be authorized materials.
- >- Basket Ball Hoops (temporary structures) will also need guidelines.

Old Business:

Approval of the Minutes: Minutes from the February 20th, 2005 meeting were read, Jim motions to approve the minutes as presented, John seconds without objection so moved. New Business: Bridgette will send a letter to all known lots that were not prorated, informing them of whom to contact regarding reimbursement of the funds. The Association will leave this matter up to the individual lot owners to pursue.

Concern for the adjacent commercial development to include an ABC Liquor store and increasing congestion along Woodbury, has been expressed by several members. One homeowner has written a letter to Linda Stewart, Orange County Commissioner, expressing the concerns of the Community, and a petition is suggested for further action.

Schedule Next Meeting: The next meeting of the Board of Directors is scheduled *for* April 17th at 3:45PM at the Alafaya Library.

Adjournment: Jim motions to adjourn at 5:02PM, Lorraine seconds, with no objections, so moved.

Approved by the Board

Date

Meeting of the Board

Jim Sramek, President

Lorraine Castillo, Vice President

John Styer, Secretary

Bridgette Ross,

Javier Boy, Treasurer

Gretchen Boykin, ARC Director