



Vista Plantation Condominium Association, Inc.  
49 Plantation Drive  
Vero Beach, FL 32966-8033  
(772) 569-2226 • Fax (772) 569-9629

June 18, 2019

Dear Vista Plantation Association Members,

This is a Mid-Year Update of projects completed or currently in progress as well as an important status on the community's water pipe failures. Below are just a few items completed or approved since the January 10, 2019 Annual Membership Meeting:

- Positive financial review by independent auditor, Scott Nuttall, CPA. Scott highlighted the Association's strong financial position but did note the carport reserve account should be funded annually.
- The chairs and lounges at both pools have been completely refurbished.
- AED Equipment installed at both clubhouse pool and Rec B pool and training session held.
- New air conditioning returns added in the sunroom providing a cooler atmosphere.
- Paving project to begin week of June 24 at Buildings 9, 11, 33, 34, 38 and 46.
- Sidewalk repairs previously approved by the Board scheduled for the beginning of July.
- Shoreline erosion repairs tentatively scheduled for August.

At the January 10<sup>th</sup>, 2019 Annual Membership Meeting and in subsequent Treasurer's reports it was noted the Budget/Finance Committee and Board of Directors rated water line failures in our community the **Number One** budget priority for 2019-2020, after funding reserves outlined in the Florida Statutes. The Board approved the budget January 31, 2019 calling for the re-piping project to be funded from the monthly assessments unless the problem progressed at an unexpected rate and at that time the Board of Directors might need to re-evaluate the plan. Nine (9) buildings representing 54 first floor units were scheduled for the re-piping under the 2019-2020 budget. Our Management Team and contractors have put together a timely and efficient plan in handling the repairs and work closely with the affected residents. We know it has been a difficult and trying time for our community and we appreciate the residents' cooperation and understanding during these difficult transitions.

At the May Board Meeting, it was decided that the Board would re-address the water line failures at its September meeting in view of the strong increase in failures since the beginning of the year. Unfortunately, since the May meeting we have continued to experience failure after failure, with ten (10) occurring just within the last 8 days. To date, we have repaired 79 out of 282 main water lines, both emergency and during the project. After conferring with legal counsel and speaking with Board members individually, I have requested a Special Board Meeting to consider adoption of a Special Assessment so we can immediately move forward and continue repairing the main water lines in the remaining 203 first floor units.

The Notice of this Special Meeting set for July 11, 2019 at 10:00 am prepared by legal counsel is included with this mailing. The Special Assessment is \$632,332.00 and includes waterline re-piping, landscape replacement and contractual assessment processing fees. The assessments are estimated to be: \$797.12 for a One-Bedroom Unit and \$1,171.62 for a Two-Bedroom Unit.

You will receive additional information regarding the Board's decision immediately following the Special Meeting. In the interim, please do not hesitate to reach out with any questions. Vista Plantation is a very special community. Our goal is to maintain your investment at the highest level possible.

Respectfully,

A handwritten signature in cursive script that reads "Joan Mason".

Joan Mason, President

**NOTICE**

**SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
VISTA PLANTATION ASSOCIATION, INC.**

In accordance with the Bylaws of the Association and Florida Statutes §718.112, you are hereby notified that a special Board of Directors meeting will be held on the following date, at the following time and place:

10:00 a.m., on Thursday, July 11, 2019

at the Vista Plantation Association, Inc. Clubhouse, located at 49  
Plantation Drive, Vero Beach, Florida

Agenda

1. Calling of roll;
2. Proof of due notice of meeting;
3. Reading and disposal of any unapproved Minutes;
4. Consideration of the adoption of a Special Assessment in the amount of \$632,332.00 for waterline repipe, landscape replacement and assessment processing;
5. Adjournment.