

**MINUTES OF THE ANNUAL OWNERS MEETING  
OF  
LAGO VISTA CONDOMINIUM ASSOCIATION, INC.**

This meeting was held at 180 Royal Palm Drive, Kissimmee, Florida 34743 on Monday, January 19, 2015.

In attendance:

Vincent Loiacono, Jr., President, Director and Owner  
Charles Miles, Vice-President, Director and Owner  
Norman M. Sevin, Secretary/Treasurer, Director and Owner  
Evan Chern, Director and Owner  
Jerome Reisman, Director and Owner (by phone)  
BJ Franklin, Association Employee  
Evelyn Meyer, Owner  
Willard Meyer, Owner  
Toni Miles, Owner  
Mike Boulinger, Owner

The meeting was called to order at 11:00 a.m. by Vincent Loiacono, Jr., the President. Mr. Loiacono chaired the meeting.

There was a general introduction of all persons in attendance.

Mr. Sevin produced a copy of the meeting notice and confirmed that it had been displayed at the office and sent to the owners in accordance with the applicable statutes and the governing documents of Lago Vista Condominium Association, Inc.

The Chairman called for a quorum count. There were 273 proxies received as of January 19, 2015. Mr. Sevin explained that no official business could be conducted without a quorum. He also stated that he believed there would be no detriment to the Association without a quorum, as the adoption of the 2015 annual budget and other Association action necessary for the operation of the resort could be accomplished by the Board of Directors.

The Minutes of the annual owners meeting held on January 20, 2014 were read. Mr. Miles moved that the Minutes be accepted. Mr. Chern seconded the motion. The motion carried unanimously.

The 2015 Proposed Budget was distributed to those present. The budget was discussed, with various items explained by Mr. Sevin. There were no objections. Mr. Sevin explained that according to the Association's governing documents, The Board of Directors has the authority to actually adopt the budget, and this matter will be acted upon by the Board of Directors at the annual meeting of the Board of Directors noticed for January 19, 2015, to be held immediately after this owners meeting.

Mr. Sevin gave the maintenance report. The 2014 Maintenance Summary was distributed to all present and attached to these minutes. Discussion took place.

There was no Old Business.

New Business: The issues currently experienced with both tv and wifi will be discussed with a Brighthouse representative in the following weeks. Labeling the remotes for easier recognition was suggested by Mr. Miles.

The subject of installing handicap rails in the bathrooms was brought up again. Mr. Sevin advised that a previous attempt to install rails failed due to the construction of the walls. Mr. Boulinger suggested we consult an outside contractor regarding this issue. Also, Mr. Reisman suggested that we investigate further about a "u-shaped handle" that fits over the tub.

Good and Welfare:

The snack tables suggested by Mr. Koch at the 2014 owners meeting were deemed to be too difficult to fit into the units and were not cost effective.

Mr. Miles suggested inquiring into restricting access to the pool to key access only by installing a higher gate. Mr. Sevin said we will run this by the insurance company as previously they would not allow the suggested restriction.

Mr. Boulinger requested that we look into a better grade of pool lounges as those currently purchased were uncomfortable and difficult to adjust, especially by older or handicapped individuals. Mr. Miles concurred. Those present agreed and Mr. Sevin said he would research available options. If a suitable lounge chair could be found Mr. Sevin was authorized to purchase 4 to 6 chairs.

The ongoing problems pertaining to the WI-FI reception and TV set operation were discussed. Of prime importance is the difficulty our guests are having in turning the TV sets on and getting reception, and the fluctuation in volume. Our maintenance and front office personnel are spending excessive time in helping our guests. A special instruction sheet will be created and inserted in the green loose-leaf manuals and also hand delivered to the guests on check-in. Mr. Miles suggested labeling the various remote controllers. Mr. Sevin reported about a previous meeting with Mr. Champion, the Brighthouse Network supervisor for hotels and resorts, and that another meeting had been scheduled for today at which time suggestions and plans for resolving the tv and wi-fi problems would be presented. Unfortunately Mr. Champion had an emergency and asked to reschedule the meeting.

There being no further business, Toni Miles moved to adjourn the meeting. Mr. Reisman seconded the motion. Motion carried and the meeting adjourned at 11:55 a.m.

Respectfully Submitted,

Norman M. Sevin, Secretary