

**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 18, 2016.

In attendance:

Vincent Loiacono, Jr., President, Director, and Owner
Charles Miles, Director and Owner
Toni Miles, Owner
Norman M. Sevin, Secretary/Treasurer, Director, and Owner
Evan Chern, Director, and Owner
Jerome Reisman, Director, and Owner (by phone)
Mr. and Mrs. William Meyers, Owners

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

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 and sent to all owners in accordance with the applicable Statutes and the governing documents of Lago Vista Condominium Association, Inc.

Mr. Miles represented there is no quorum. There were 247 proxies received as of January 18, 2016. Mr. Sevin explained that no official business could be accomplished without a quorum. He also stated he believed there would be no detriment to the Association without the quorum, as the adoption of the 2016 annual budget and other Association action necessary for the operation of the resort could be accomplished by the Board of Directors.

Mr. Miles moved to waive the reading of the Minutes of the annual owner's meeting held on January 19, 2015. Mr. Reisman seconded the motion. The motion passed unanimously.

The 2016 Proposed Operating Budget was distributed to those present. No questions were asked and there were no objections. Mr. Sevin then explained that according to the governing documents, the Board of Directors has the authority to actually adopt the budget. This matter will be acted upon by the Board at the annual meeting of Directors noticed for January 18, 2016, to be held immediately after this owners' meeting.

Wayne Askin gave an extensive maintenance report for 2015. There were no comments. A copy is attached to these minutes.

Old Business:

Security – Mr. Miles has spoken with several companies that supply security cameras. Also, Mr. Loiacono and Mr. Sevin have been making inquiry of several security companies. Mr. Miles suggested that this topic should be the subject of a special meeting of Directors.

Mr. Sevin said that new No Trespassing signs that conform to the law and regulations have been ordered from the Osceola County Sheriff, and will be posted when obtained, which should be in the near future.

New Business:

Mr. Meyers spoke about installing walk-in tubs and Jacuzzi walk-in tubs. He advised that Lowe's and Home Depot have such tubs at inexpensive prices. Discussion took place and the President said an investigation will be conducted as to the price and issues pertaining to installation.

Discussion ensued regarding installation of a lift for the pool to be used by handicapped persons. Mr. Miles had looked into this subject as he saw such lifts at other resorts. It is believed that we are not a public facility and are exempt from any requirement to install a lift.

The subject was brought up about Lago Vista qualifying as an RCI "points resort" under a new RCI program. Shane Flanagan, account executive from RCI, was scheduled to tell us about this program at this meeting but had to postpone his presentation as he was suffering with the flu. There was discussion among those present, especially by Mr. Miles and Mr. Meyers, who are familiar with the program. The President announced that the RCI presentation will be made at a special meeting of the Directors to be held in the future.

Good and Welfare: There was none.

There being no further comments or business, Mr. Sevin moved to adjourn the meeting. Mr. Miles seconded the motion. The motion carried, and the meeting adjourned at 11:50 A.M.

Respectfully submitted,

Norman M. Sevin, Secretary