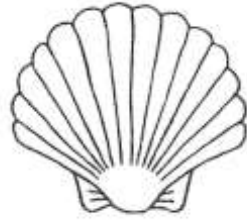


KEY



VISTA

VOLUME XXXVIII – ISSUE 27

JULY / AUGUST 2020

Pelican



THE OFFICIAL NEWSLETTER OF THE MASTER HOA



KEY VISTA INFORMATION

Masters

LELAND MANAGEMENT

Mary Fritzler, Property Manager.....(727) 451-7902
Email.....mfritzler@lelandmanagement.com

KV MASTER CLUBHOUSE

Email: kvclubhouse@mykeyvista.com
Website: www.mykeyvista.com
Address: 2530 Key Vista Blvd., Holiday, FL 34691

MASTER CLUBHOUSE HOURS

FACILITY

Every Day.....5:00 am – 10:00 pm

POOL

Every Day.....8:00 am – 10:00 pm

Doreen's Hours: Clubhouse Manager

Chris's Hours: Maintenance

Saturday & Sunday: OFF
Monday: 9:00 am-5:00 pm
Tuesday: 9:00 am- 5:00 pm
Wednesday: 9:00 am-5:00 pm
Thursday: 9:00 am-5:00 pm
Friday: 9:00 am-5:00 pm

Sunday/Monday: OFF
Tuesday: 7:00 am-3:00 pm
Wednesday: 7:00 am-3:00 pm
Thursday: 7:00 am-3:00 pm
Friday: 7:00 am-3:00 pm
Saturday: 6:00 am-2:00 pm

IMPORTANT TELEPHONE NUMBERS

KV Master Clubhouse.....727.943.0295
KV Master Clubhouse Fax.....727.943.0796
KV Maintenance Office.....727.944.5771
Emergencies.....911
Sheriff (non-emergency dispatch).....727.847.8102
A-1 Recovery Towing.....727.536.5600

KEY VISTA MASTER HOA BOARD OF DIRECTORS

Joe Harris, President
kvmresident@mykeyvista.com

Mike Romalin, Vice President
keyvistavp@gmail.com

Tommy Aquila, Secretary
keyvista.tomaquila@gmail.com

Robert Mulligan, Treasurer
kvmtreasurer@mykeyvista.com

Joe Passanise, Director
jpassanisea10@gmail.com

All BOD General Email correspondence
KvMasterBOD@mykeyvista.com

STORAGE LOT COMMITTEE

Rich Miccio.....knotricky@tampabay.rr.com
Kenny Koon.....stemialert@gmail.com

FINING COMMITTEE

Chris Vlach.....manatee914@verizon.net
Brad Holcolm.....bsh70661@yahoo.com
Joel Webb.....jdwebb691@gmail.com

ROADS COMMITTEE

Mark Grande
Greg Wegener
Joel Webb
Steve Serbaty



KEY VISTA INFORMATION

Single Family

KEY VISTA SINGLE FAMILY BOARD OF DIRECTORS

Holly McKee..... hollymckee59@gmail.com
Arnold Sprague..... atrain2647@gmail.com

WELCOME COMMITTEE

Amy Mendola
Anne Latsch

ARCHITECTURAL COMMITTEE

Claudia Clement
Jack Prestino
Nancy Barone

COMPLIANCE COMMITTEE

Dan Tupponce

TERRA MANAGEMENT SERVICES, INC.

Jessica Melendez, Property Manager813.374.2363
Email.....jmelendez@terrafl.com



KEY VISTA INFORMATION

Villas

VISTA POINT-KEY VISTA VILLAS BOARD OF DIRECTORS

Kerry Cushing, President - 813.786.1315 – kcushing@tampabay.rr.com
David Sneddon, Vice President – 732.864.5136 – babyboonerskvv@yahoo.com
Marie Hawkins, Secretary - 727.945.0794 – kvvsecretary@mykeyvista.com
John Mariane, Treasurer – 773.851.6252 – mariane2397@sbcglobal.net
Lee Kalessis, Director - 330.461.0422 – lkalessis@yahoo.com

MANAGEMENT COMPANY RESOURCE PROPERTY MANAGEMENT

Chuck Pitassi, Property Manager.....727.796.5900
Facsimile.....727.796.5011
Email.....cpitassi@resourcepropertymgmt.com
Donna Garrett, Administrator.....dgarrett@resourcepropertymgmt.com, tel. 727-796-5900, ext. 2115

DESIGN REVIEW BOARD

Ro Massimo Co-Chair 727-942-4229
Pamela Feinstein Co-Chair 615-202-5549
Tom Simms 609 - 522-8480

KEY VISTA VILLAS COMMITTEES

Clubhouse.....David Sneddon, BOD Liaison
Welcome.....Vivian Azzano, Chair
Social.....Helen Nadler, Chair
Communications.....Marie Hawkins, BOD Liaison
Compliance.....Kerry Cushing, BOD Liaison
Finance, Budget & Insurance.....John Mariane, BOD Liaison
Gate.....John Mariane, BOD Liaison
Grounds.....Kerry Cushing, BOD Liaison
Hearing.....Kerry Cushing, BOD Liaison
Pool.....David Sneddon, BOD Liaison
Hurricane.....Ellen Maracotta, Chair

For a full listing of committee members go to www.mykeyvista.com



A WORD FROM THE CLUBHOUSE MANAGER

Well, it is nice to be back to a semi-normal environment here at the clubhouse. Not too much has changed other than only half of the pool furniture is out, the hot tub is closed, and my office is open by reservation only per the Property Manager and BOD.

Since Pasco County has put the mask order into effect, residents that will be meeting with me, I ask that you please wear a mask and I will do the same. I do not have an area where we can comfortably conduct business 6' apart at this time. I am working on possibly altering my door to make this work, so you do not have to wear a mask. It is recommended that while in the clubhouse, if you cannot maintain a 6' distance from another person that you wear a mask for everyone's safety.

Owners of rental property here in Key Vista, I am unable to sell key fobs or gate remotes directly to your tenants. You or your property manager will have to take on that responsibility. I can register tenants with proof of a valid lease and issue them a gate code and resident ID bracelets only at time of occupancy only.

Also, per the BOD. All complaints need to go to the property managers. Jessica Melendez with Terra Managers for the Single Family and Mary Fritzler with Leland Management for the Master's.

Please do not throw your glass bottles in the recycle bins on the pool deck. They are not recyclable.

Have a safe Fourth of July!

Doreen

EVENTS ARE CURRENTLY ON HOLD

**Planning an Event? Check the calendar at www.mykeyvista.com
or call me to see if a date is available.**

JUST AN FYI

POOL CLOSED: 1st Tuesday of the month 6:00 AM – 2:00 PM

MASTER BOD MEETING – 3rd Thursday of the Month at 6:30 PM

SINGLE FAMILY BOD MEETING – Last Thursday of the Month at 7:00 PM

VILLAS BOD MEETING – 4th Monday of the Month at 7:00 PM

NO STREET PARKING from 11:00 PM to 5:00 AM (Sun-Thurs); 2:00 AM to 5:00 AM (Friday, Saturday & Holidays)

NOTE: Anyone needing to park at the clubhouse overnight, 24, 48, or 72 hours needs specific parking permits. Please see me or a staff member.



FOOD FOR THOUGHT FROM MY KITCHEN TO YOURS

Pizza Dough



I enjoyed this pizza dough recipe so much, I started gifting to my neighbors. My mom uses this for pepperoni bread as well.

Ingredients

- 2 teaspoons active dry yeast or instant yeast
- 1 cup (105-110 degrees) lukewarm water
- 2 tablespoons (25g) olive oil
- 3 cups (361g) Unbleached All-Purpose Flour
- 1 1/4 teaspoons salt

Instructions

1. If you are using active dry yeast, dissolve it, with a pinch of sugar, in 2 tablespoons of the lukewarm water. Let the yeast and water sit at room temperature for 15 minutes, until the mixture has bubbled and expanded. If you are using instant yeast, you can skip this step.
2. Combine the dissolved yeast (or the instant yeast) with the remainder of the ingredients. Mix and knead everything together—by hand, mixer or bread machine set on the dough cycle—till you have made a soft, smooth dough. If you are kneading in a stand mixer, it should take 4 to 5 minutes at second speed, and the dough should barely clean the sides of the bowl, perhaps sticking a bit at the bottom. Do not over-knead the dough; it should hold together but can still look rough on the surface.
3. To make pizza up to 24 hours later, skip to step 5.
4. To make pizza now: Place the dough in a lightly greased bowl, cover the bowl, and allow it to rise till it is very puffy. This will take about an hour using instant yeast, or 90 minutes using active dry. If it takes longer, that is OK; just give it some extra time.

To make pizza later: Allow the dough to rise, covered, for 45 minutes at room temperature. Refrigerate the dough for 4 hours (or for up to 24 hours); it will rise slowly as it chills. This step allows you more schedule flexibility; it also develops the crust's flavor. About 2 to 3 hours before you want to serve pizza, remove the dough from the refrigerator. It also freezes very well.



THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE

MOTTLED DUCKS

While the pool was closed, the ducks decided to make use. Obviously, they did not read the “Pool Closed” sign.



Appearance: Mottled ducks are a medium-sized dabbling duck that are intermediate in appearance between a female mallard and an American black duck. The male mottled ducks are easy to distinguish because it lacks the mallard drake’s bright green iridescent head. Distinguishing a mottled duck from a female mallard can be more difficult, though. The neck and head of a mottled duck is lighter colored than its body feathers, whereas the female mallard does not have this color pattern. Also, the female mallard has a broad, white wing bar above and below the colored portion of her wing (called the speculum). The female mottled duck lacks the upper wing bar but may have a faint lower bar.

Because the plumage of male and female mottled ducks is similar, the easiest way to tell them apart is by bill color. The male mottled duck has an olive green to yellow bill whereas the female has an orange to brown bill with dark blotches or dots. These dots are most prevalent on the underside of the female’s bill.

Habitat: The Florida mottled duck, often called the Florida duck or Florida mallard, is a unique subspecies found only in peninsular Florida. This nonmigratory duck spends its entire life within the state’s brackish and freshwater marshes, ponds, lakes, rivers, canals, ditches, and mosquito impoundments on the east and west coasts and inland. Approximately 40 percent of the mottled duck’s diet consists of insects, snails, mollusks, crayfish, and small fish. The remainder of its diet is composed of grass seeds, stems, and roots; seeds of other marsh plants; and bayberries.

Behavior: Florida mottled ducks’ nest from February through July. The females tend to locate their nests in dense vegetation (tall grasses, rushes, or palmetto thickets) on the ground near water. The nest is built of vegetation and lined with down. Only one brood each year is raised, and females typically lay 8 to 10 eggs called a clutch. The eggs are creamy-white to greenish-white and are incubated within 25 to 27 days.

Unlike such birds as the mockingbird or blue jay, which raise their young in the nest for weeks, mottled duck females will move their ducklings to water within 24 to 48 hours of hatching. Young mottled ducks are capable of flight at 60 to 70 days of age.



THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE *continued*

Additional Information: The mottled duck belongs to a worldwide group of approximately 20 species of closely related ducks called the mallard complex. All the species in this complex have a similar body shape but their feather characteristics and color distinguish them from one another.

The Florida mottled duck is one of a few non-migratory ducks in North America. Therefore, the management and protection of this subspecies is primarily the responsibility of the Florida Fish and Wildlife Conservation Commission (FWC). The long-term well-being of Florida mottled ducks is threatened by [crossbreeding](#) with feral, domesticated mallards and the FWC is working hard to combat this problem.

Feral mallards are mating with mottled ducks, producing a hybrid offspring. State biologists are observing more mixed flocks and mixed pairs in the wild. These hybrid offspring are fertile, which further compounds the problem. Every mallard released in Florida can potentially contribute to the hybridization problem and the result is that fewer pure-bred Florida mottled ducks are left each year. The complete hybridization could result in the extinction of the Florida mottled duck, which is a defining member of the unique suite of species characteristic of south Florida's prairie ecosystem.

In addition, rapid changes in the landscape of south Florida, attributed mostly to agricultural and urban development, have raised concerns about the status of these wetland habitats and the wildlife that depend on them.

It will take an effort by not only the FWC, but all Floridians, to ensure the continued existence of the Florida mottled duck.



A LITTLE OF THIS A LITTLE OF THAT

POOL

Now that the pool is back open, just a few rules in case some of you may have forgotten. You must have your ID bracelets with you; blue is for residents age 13 and older, red is for residents under the age of 13 and black are for guests. You are allowed ONLY 2 guests per household. Any more than 2, you need to book a party. There is no diving, jumping, or horse playing in the pool, no drinks in the pool and no floats other than a noodle or personal floatation device for kids.

Smoking, weather it is an e-cigarette or a regular cigarette, you must smoke in the designated smoking section.

GYM

If you use the gym equipment, it is recommended you wipe down the equipment before and after each use. If you are using the mats in the yoga room, please wipe them down as well. There is a bottle of cleaner in the yoga room and hand towel dispenser will be installed in a couple of weeks.

HAND SANITIZER

Hand sanitizer machines have been installed on the pool deck between the two locker rooms, in the gym at the exterior exit door and in the media center.

HOLIDAY DECORATING COMMITTEE

The master's is looking for volunteers for the holiday decorating committee. Anyone interested, please send me your name and phone number. The more the merrier.

VOLLEYBALL COURT

Sand was recently brought in to fill the voids on the volleyball court and to cover up the black landscaping material. Recently, damage has been done in this area. This area is for volleyball only. Please stop from using this area for special workout drills or you may be charged with the damages. The volleyball net has recently been replaced and someone already broke. Please do not hang on the net as it causes damage. We are looking for something stronger.

RV STORAGE LOT

Rents were due July 1st for those of you who have not yet renewed. If you have not done so already, please make this a priority.

VILLAS GATES

The villas gates have been updated. All gates are now on the Door King system. You will have to hit # before your four-digit code on the Wood Pointe gate as well as Pleasant Hill. If you have a long-distance phone number, your number will now be able to be programmed into both gates. If you are unsure if I have the correct number or not, please reach out to me and I can check and get you added if it is not already in the system. Also, some codes and remotes dropped out of the system so please see me with your remote so I can enter back in.



**SINGLE FAMILY
BOD**

CONGRATULATIONS go to...

**1952 Oswego Dr. (June)
2313 Wood Pointe Dr (July)**

Another month, another amazing home.

Please drive by and look at the hard work and love that has made this....





VILLAS BOD

AN OPEN LETTER TO ALL KEY VISTA VILLAS RESIDENTS

June 16, 2020

Dear Fellow KVV Resident,

The management company is under contract to keep the HOA functioning by providing administrative services, i.e. collection of monthly dues and paying bills the community incurs.

All other functions: social, grounds, clubhouse, hearing and fining, etc. are run by volunteers. Right now, we are in the need of volunteers for all our committees and the Design Review Board.

Committees save the HOA money. A prime example would be our Gates committee. When one of the pole gates is knocked down this committee responds and replaces the pole. If we did not have this committee, it would cost the HOA \$100 service fee each time to have a gate company perform the task. Already this year this committee has saved us at least \$1200.

The pool committee saves us money by checking the pool chemicals as required by the department of health. To have the pool company service this function would cost about \$200 more weekly.

One of the small tasks that needs to be performed by a volunteer is the maintenance of the lending library in the clubhouse, a thirty minute a week job.

I know with about one third of the residents gone North, the pool of possible volunteers is small, but the community still needs to function.

Bottom line is that we need volunteers for all committees. If you would like to volunteer, or know more about a committee, or to volunteer, please contact the board member who is the liaison to the committee or a member of the committee.

Please see the list below.

Sincerely,

Kerry Cushing
President, KVV HOA



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EXTRA - EXTRA



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[w/ coupon]

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[w/ coupon]

BEST SERVICES, INC

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Your Neighborhood Company

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Summer is almost here.

Is your Air conditioner ready?

Owned by Key Vista Residents Bill & Laura.

Don't wait until the last minute to have your air conditioner checked before you need it the most.

FACT: Many service calls can be prevented.

It would probably surprise most people but the most common reason for failure when the A.C. is first turned on is a clogged drain. This is a preventable problem that happens because the algae that remained in the drain line hardens over the winter. When the A.C. tries to drain the condensate, the drain backs up and shuts the system down. We recommend adding a product called Nu-line, made exclusively for condensate drains to break up the algae. Contrary to belief, bleach won't help unclog the drain as it is only a deterrent.

Remember, you can call us for free technical assistance day or night. If we can't help fix it over the phone, we're in the neighborhood.

The coupon below is exclusive to the Key Vista homeowners and occupants. You receive \$25.00 off any purchase from Best Services, be it repairs, maintenance or any of their energy-efficient and environmentally-friendly products. The Dawson's are happy to offer references in Key Vista, and they always guarantee 100% satisfaction.

Call Best Services whenever the need arises... "We always answer our phone!"

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CURRENT KEY VISTA STATISTICS

PROPERTIES CURRENTLY ACTIVE.....**7**

PROPERTIES CURRENTLY UNDER CONTRACT...**6**

PROPERTIES SOLD SINCE 01/01/20...**32**

AS REPORTED BY MLS 6-16-20

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WELCOME TO KEY VISTA

Welcome New Residents to Key Vista

John Alvarez-Del Pino & Lillian Cerrato
Thomas & Rosemary Becek
Dominic & Leah Celima
Gary & Tera Coull
Rick Dalziel & Carri Bell
Jeffery & Sarah Burch
Michael & Elizabeth Butler
Ramona Dohney
Anwar & Silia Eskaros
Brian Farrell & Carolyn Roney
Ahmed Karzoun & Abir Soudi
Reese & Karen Kiple
Charles Fix
Samuel Isnassuos & Mounira Taklla
David Jenkins & Summer Kozon
Leslie Langford
Bruce & Jennifer Levine
Keoshia & Kenneth Merritt
Christopher & Heather Newman
John & Gale Parkerson
Teresa Pelo & Michael Emerich
Scott & Kirsten Piechotta
Grant & Judy Pursell
Samuel & Jessica Ramirez
Josephine Ross
Lawrence & Yvonne Sosnicki
Priscilla & Ron Taylor
Don & Shirley Virchow

***IF YOU ARE A NEW RESIDENT (TENANT'S INCLUDED) AND YOU HAVE NOT REGISTERED WITH ME
PLEASE COME SEE ME DURING NORMAL BUSINESS HOURS.***