

KEY



VISTA

VOLUME XXXVI – ISSUE 25

MARCH - APRIL 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](mailto:mfritzler@lelandmanagement.com)

### KV MASTER CLUBHOUSE

Email: [kvclubhouse@mykeyvista.com](mailto:kvclubhouse@mykeyvista.com)  
Website: [www.mykeyvista.com](http://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: 10:00 am-6:00 pm  
Thursday: 10:00 am-6:00 pm  
Friday: 9:00 am-5:00 pm

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

2<sup>nd</sup> & 4<sup>th</sup> Wednesday  
1:30 – 9:30 pm  
Business 1:30-5:30 pm  
BINGO 5:30 – 9:30 pm

### STORAGE LOT COMMITTEE

Rich Miccio.....[knotricky@tampabay.rr.com](mailto:knotricky@tampabay.rr.com)  
Kenny Koon.....[stemialert@gmail.com](mailto:stemialert@gmail.com)

### FINING COMMITTEE

Chris Vlach.....[manatee914@verizon.net](mailto:manatee914@verizon.net)  
Brad Holcolm.....[bsh70661@yahoo.com](mailto:bsh70661@yahoo.com)  
Joel Webb.....[jdwebb691@gmail.com](mailto:jdwebb691@gmail.com)

### ROADS COMMITTEE

Mark Grande  
Greg Wegener  
Joel Webb  
Steve Serbaty

### 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](mailto:kvmresident@mykeyvista.com)

Mike Romalin, Vice President  
[keyvistavp@gmail.com](mailto:keyvistavp@gmail.com)

Tommy Aquila, Secretary/Treasurer  
[keyvista.tomaquila@gmail.com](mailto:keyvista.tomaquila@gmail.com)

Joe Passanise, Director  
[jpassanisea10@gmail.com](mailto:jpassanisea10@gmail.com)

Tony Petricca, Director  
[Kvmdirector1@mykeyvista.com](mailto:Kvmdirector1@mykeyvista.com)

All BOD General Email correspondence  
[KvMasterBOD@mykeyvista.com](mailto:KvMasterBOD@mykeyvista.com)



# KEY VISTA INFORMATION

## Single Family

### KEY VISTA SINGLE FAMILY BOARD OF DIRECTORS

Holly McKee..... [Ham6004@hotmail.com](mailto:Ham6004@hotmail.com)  
Arnold Sprague.....[atrain2647@gmail.com](mailto:atrain2647@gmail.com)

### WELCOME COMMITTEE

Amy Mendola  
Anne Latsch

### ARCHITECTURAL COMMITTEE

Claudia Clement  
Rob McCarthy  
Mary Palmer  
Jack Prestino  
Nancy Barone

### COMPLIANCE COMMITTEE

Kathie Conlin  
Dan Tupponce  
Stephanie Wilbur

### TERRA MANAGEMENT SERVICES, INC.

Jessica Melendez, Property Manager .....813.374.2363  
Email.....[jmelendez@terrafl.com](mailto:jmelendez@terrafl.com)



# KEY VISTA INFORMATION

## Villas

### VISTA POINT-KEY VISTA VILLAS BOARD OF DIRECTORS

Kerry Cushing, President - 813.786.1315 – [kvpresident@mykeyvista.com](mailto:kvpresident@mykeyvista.com)  
Monika Kopczynski, Treasurer - 727.944.4680 – [monikakopczynski@gmail.com](mailto:monikakopczynski@gmail.com)  
Marie Hawkins, Secretary - 727.945.0794 – [kvvsecretary@mykeyvista.com](mailto:kvvsecretary@mykeyvista.com)  
Ellen Maracotta, Director - 727.215.5557 – [lvvgirl4669@gmail.com](mailto:lvvgirl4669@gmail.com)  
David Sneddon, Director – 732-864-5136 – [babyboomerkvv@yahoo.com](mailto:babyboomerkvv@yahoo.com)

### MANAGEMENT COMPANY RESOURCE PROPERTY MANAGEMENT

Chuck Pitassi, Property Manager.....727.796.5900  
Facsimile.....727.796.5011  
Email.....cpitassi@resourcepropertymgmt.com

### 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.....Ellen Maracotta, BOD Liaison  
Welcome.....Vivian Azzano, Chair  
Social.....Helen Nadler, Chair  
Communications.....OPEN, BOD Liaison  
Compliance.....Kerry Cushing, BOD Liaison  
Finance, Budget & Insurance.....Monika Kopczynski, BOD Liaison  
Gate.....Kerry Cushing, BOD Liaison  
Grounds.....Kerry Cushing, BOD Liaison  
Hearing.....Kerry Cushing, BOD Liaison  
Pool.....Monika Kopczynski, BOD Liaison  
Hurricane.....Ellen Maracotta, BOD Liaison

For a full listing of committee members go to [www.mykeyvista.com](http://www.mykeyvista.com)



## **A WORD FROM THE CLUBHOUSE MANAGER**

Well, the roads are done. Although there may have been some inconveniences, all in all, it seemed to go well.

My new hours kicked in prior to the end of January. They are posted here in the newsletter as well on the [www.mykeyvista.com](http://www.mykeyvista.com) website and outside my door. Lolita's hours have also changed, and they are posted on the outside of the closet door in the media center. All the equipment for ping-pong, pool, horseshoes, tennis, volleyball are all in the upright shed in the media center. Please sign out the item you are borrowing and sign it back in prior to leaving.

So far, everyone has done a great job leaving the clubhouse on time, the pool is a different story and I know because I have not received a call from the security alarm company, but have gotten alerts from pool security company and the lights, fans and radios for the most part have been turned off. Today, February 5<sup>th</sup>, the electrical company was at the clubhouse and installed not only additional timers for the lights, but also motion sensors. This will keep control of the lights being left on. Everything will be on 30-minute timers and 15 minute motion sensors. If for some reason, it does not detect you due to you being out of the line of sight, just press the bottom of the button and the lights will come on. Additional work needs to be done so I will keep you posted.

Additional cameras have been placed around the clubhouse. They record all movement. If anyone has an incident, please notify me immediately as the cameras only having a 2-week recording period.

Doreen

**Planning an Event? Check the calendar at [www.mykeyvista.com](http://www.mykeyvista.com)  
or call me to see if a date is available.**

### **JUST AN FYI**

POOL CLOSED: 1<sup>st</sup> Tuesday of the month 6:00 AM – 2:00 PM

MASTER BOD MEETING – 3<sup>rd</sup> Thursday of the Month at 6:30 PM

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

VILLAS BOD MEETING – 4<sup>th</sup> 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

### Lemon, Garlic and Dijon Mustard Baked Salmon

#### Ingredients:

1-1/2 pounds of Salmon (skin on or off)  
2 Tbsp. fresh chopped parsley  
2 Tbsp. fresh lemon juice.  
2 Tbsp. light olive oil  
3 cloves garlic pressed  
½ tbsp. Dijon Mustard  
½ tsp. sea salt  
1/8 tsp. black pepper  
¼ tsp. red crushed pepper (optional) – we like spice  
½ Lemon sliced into 4 rings

#### Direction:

1. Preheat oven to 450° and line a rimmed baking sheet with silpat, foil or parchment paper. Slice into 4 portions and arrange skin side down or leave whole
2. Rinse and pat dry salmon.
3. In a small bowl, combine parsley, garlic, oil, lemon juice, Dijon, salt & pepper
4. Pour sauce all over the salmon, sides too.
5. Bake salmon at 425 degrees for 12-15 minutes.



## THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE

### SAND HILL CRANES

Keep an eye out in the neighborhood. Looks like we have some new babies to enjoy watching grow up! Sandhill cranes are iconic members of the Florida ecosystem. They stand almost 4 feet tall and their bugling or rattling calls are frequently heard in natural areas or overhead. Sandhill cranes occur in pastures, open prairies and freshwater wetlands in peninsular Florida from the Everglades to the Okefenokee Swamp.





# UPCOMING EVENTS

**Key Vista Road Warriors**  
Saturday, March 7<sup>th</sup> @ 8:00 AM  
Meet at the Dog Park



**Saturday, April 4th 8 AM  
to 4 PM – Rain day will be Sunday**

**EASTER EGG HUNT**  
Saturday, April 11, 2020 @ 11:00 AM



**GARDEN CLUB**  
April 11, 2020 @ 10:00 AM  
Master's Clubhouse

**COMEDY SHOW**  
Saturday, March 21 @ 8:00 PM  
\$5.00 per ticket. Must purchase by March 20th. No tickets sold at door.

**Comedy  
Show**



**RICH SHULTIS**

**VENDOR FAIR / SOCIAL**  
**TENTATIVE**

**April 25, 2020 from 7:00 – 9:00 PM**  
Bring your own cocktails and money to purchase for our residential vendors.  
Vendors & Residents RSVP by Friday,  
April 3, 2020





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# A LITTLE OF THIS A LITTLE OF THAT

## Locker Rooms

It has come to our attention that residents have been coloring their hair in the locker rooms (men & women). By the time we get here in the morning, it has already stained the sink. Please clean up after yourselves.

Also, to the men that shave in the sink, please rinse the sink down, it is unfair for someone to come in after you and use a dirty sink.

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## Clubhouse Office Hours

The clubhouse office hours have changed to the following:

Monday, Tuesday & Friday

9:00 AM – 5:00 PM

Wednesday & Thursday

10:00 AM – 6:00 PM

2<sup>nd</sup> & 4<sup>th</sup> Wednesdays for BINGO

1:30 PM – 9:30 PM (Business will be conducted from 1:30 PM – 5:30 PM)

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## Pool/Spa

Just a reminder that your key fob does not work any of the doors or gates after 10:00 PM. Those of you who continue to use the spa after the 10:00 PM hour will be receiving violation letters. Parents, please make your kids aware that they must be out of the clubhouse/pool deck PRIOR to 10:00 PM.

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## Gate Remotes

I have been receiving quite a few complaints that gate remotes are not working at the front gate. You must be at the directory when you click your remote for the gate to open. Here is how you can check to see if your gate remote is communicating with the gate. Go to the directory (even when the gate is open) and click your remote. If the screen reads “open 1” or “open 2”, they are communicating.



# **SINGLE FAMILY BOD**

*CONGRATULATIONS go to...*

**2523 Indian Key (Jan)**

**2628 Wood Pointe (Feb)**

Another month, another amazing home.

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



## **ARCHITECTURAL REVIEW COMMITTEE GUIDELINES**

- Members should meet every two weeks. For example: the 1<sup>st</sup> and the 15<sup>th</sup> of the month or the first and third Monday of each month.
- Review applications and turn around time from review to approval/denial
- Approvals need to be on a timely manner. 48-hour approval after meeting & post on website
- Follow-ups on approved applications. 1<sup>st</sup> day audit and last day audit when job is completed
- If application is denied, give reasons and possible alternatives
- After-Action Reports should be turned into the board by Architectural Committee President and will be filed away as a record and reference if needed later.



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**VILLAS  
BOD**

**“URGENT”**

Volunteers are needed for Key Vista Villas Board of Directors. Contact Kerry Cushing NOW.

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Our KVV Veteran’s Plaque is in dire need of refurbishing. With your generous donations, it will soon take pride of the place for all to view.

Please send donations to:

KVV Flag Account  
c/o Acting Treasurer  
David Sneddon  
2920 Wood Pointe Drive  
Holiday, FL 34691

Many Thanks!



## EXTRA - EXTRA

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Please note that all paid advertising will go towards reimbursing the cost of printing the newsletter as well as and the excess towards funding social events. Personal ads \$5.00 each.



## EXTRA - EXTRA

### Your Key Vista Specialist



As your neighbor, I have lived in Key Vista for over 15 years. Having sold over 100 homes in Key Vista, I know the community better than any other agent. I promise to work hard to earn your business and exceed your expectations.

Laura Jean Roy  
Broker Associate

727-639-3889

[keytoyourfuturehome@gmail.com](mailto:keytoyourfuturehome@gmail.com)

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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.

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**Nick DeLuca**  
Realtor  
nick@floridaluxury.com  
www.floridaluxury.com/nick

 

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**Terri McCaffrey**  
COO  
NMLS #178054

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Clearwater, FL 33761  
Phone: 727.773.0505  
Fax: 727.773.0606  
NMLS #342260  
tmccaffrey@ojmortgage.com



# WELCOME TO KEY VISTA

## *Welcome New Residents to Key Vista*

Mike & Leann MacDonald

Stephen & Melissa Hoskins

Dawn & Geoffrey Harvey

Michael & Wendy Perry

Bill & Nancy Cubellis

Ray & Kate Boice

Torrance Jones & Lisa Gordon (Welcome Back!)

Tab & Tami Bearley

Artez & Amber Scott

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