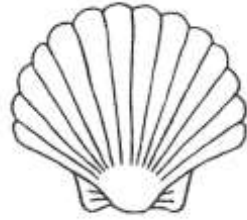


KEY



VISTA

VOLUME XXXV – ISSUE 33

SEPTEMBER / OCTOBER 2021

## *Pelican*



***Wishing everyone a Happy and Safe Labor Day Weekend!***

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

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

#### Lolita's Hours:

Saturday & Sunday: 9 am – 5 pm  
Monday: 6:00 am-2:00 pm  
Tuesday: 6:00 am- 2:00 pm  
Wednesday & Thursdays: OFF  
Friday: 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  
Afterhours Recovery Service.....727-942-4200

### KEY VISTA MASTER HOA BOARD OF DIRECTORS

Joe Harris, President

[kvmpresident@mykeyvista.com](mailto:kvmpresident@mykeyvista.com)

Mike Romalin, Vice President

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

Tommy Aquila, Secretary

[kvmsecretary@mykeyvista.com](mailto:kvmsecretary@mykeyvista.com)

Robert Mulligan, Treasurer

[kvmtreasurer@mykeyvista.com](mailto:kvmtreasurer@mykeyvista.com)

Joe Passanise, Director

[jpassanisea10@gmail.com](mailto:jpassanisea10@gmail.com)

### STORAGE LOT COMMITTEE

Rich Miccio.....[knotricky@tampabay.rr.com](mailto:knotricky@tampabay.rr.com)

### FINING COMMITTEE

Chris Vlach

John Mariane

Ken Ruhf

Marie Hawkins

Dominic Celima

All BOD General Email correspondence

[KvMasterBOD@mykeyvista.com](mailto:KvMasterBOD@mykeyvista.com)



# KEY VISTA INFORMATION

## Single Family

### KEY VISTA SINGLE FAMILY BOARD OF DIRECTORS

Arnold Sprague, President  
Chad Foxx, Treasurer  
Cathie Conlin, Secretary  
KVSF Board [kvsfboard@terrafl.com](mailto:kvsfboard@terrafl.com)

### WELCOME COMMITTEE

Amy Mendola  
Anne Latsch

### ARCHITECTURAL COMMITTEE

Claudia Clement  
Jack Prestino  
Jason Sheridan  
KVSF Design Review Committee [kvsf-drb@terrafl.com](mailto:kvsf-drb@terrafl.com)

### COMPLIANCE COMMITTEE

Dan Tupponce  
Dominick Celima

### 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

David Sneddon, President – 732.864.5136 – [babyboomerskvv@yahoo.com](mailto:babyboomerskvv@yahoo.com)  
John Mariane, Vice President/Secretary – 773.851.6252 – [mariane2397@sbcglobal.net](mailto:mariane2397@sbcglobal.net)  
Kerry Cushing, Treasurer - 813.786.1315 – [kcushing@tampabay.rr.com](mailto:kcushing@tampabay.rr.com)  
Lee Kalessis, Director - 330.461.0422 – [lkalessis@yahoo.com](mailto:lkalessis@yahoo.com)

### MANAGEMENT COMPANY RESOURCE PROPERTY MANAGEMENT

Chuck Pitassi, Property Manager.....727.796.5900  
Facsimile.....727.796.5011  
Email.....cpitassi@resourcepropertymgmt.com  
Nancy Starkweather, Admin. Asst....[nstarkweather@resourcepropertymgmt.com](mailto:nstarkweather@resourcepropertymgmt.com), tel. 727-796-5900, ext. 2128

### DESIGN REVIEW BOARD

Ro Massimo Co-Chair 727-942-4229 – [kayan@frontier.com](mailto:kayan@frontier.com)  
Pamela Feinstein Co-Chair 615-202-5549 – [pwfeinstein@tampabay.rr.com](mailto:pwfeinstein@tampabay.rr.com)  
Tom Simms 609 - 522-8480 – [tasimms145@gmail.com](mailto:tasimms145@gmail.com)

### KEY VISTA VILLAS COMMITTEES

Clubhouse.....Lee Kalessis, BOD Liaison  
Welcome.....Robin Sneddon, Chair  
Social.....David Sneddon, BOD Liaison  
Communications.....Email Blasts, Tommy Miazga; Web, Joe Kleupfel  
Compliance.....John Mariane, BOD Liaison  
Finance, Budget & Insurance.....Kerry Cushing, BOD Liaison  
Gate.....John Mariane, BOD Liaison  
Grounds.....Kerry Cushing, BOD Liaison  
Hearing.....John Mariane, BOD Liaison  
Pool.....Lee Kalessis, BOD Liaison  
Hurricane.....Ellen Maracotta, Chair

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



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

With all the things going on in the World today, it was nice to have a relief last Friday with our comedians Rayko Bashitch (butchered spelling) and headliner Rich Sultis. It seemed like all who attended had a great time. I am only sorry that those who did not show up failed to inform me so we could have opened the seats to others. Hoping to have Rich back towards the end of the year if everything works out.

In observation of Labor Day, the office will be closing at 3:00 PM on Friday, September 3<sup>rd</sup> and closed on Monday, September 6<sup>th</sup>.

Just a reminder, any parking past 10 PM at the clubhouse requires a permit which can be obtained from staff.



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**

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> Thursday 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

## Greek Orzo Salad

### **Ingredients for Salad**

- 16 oz. Orzo
- 1 English cucumber sliced in quarters
- 10 oz grape tomatoes cut in half
- 10 oz. Feta ches (use whole block and crumble)
- ¼ cup (or as much as you want) Kalamata olives
- ¼ cup chopped parsley or cilantro

### **Ingredients for Dressing**

- ½ cup extra-virgin olive oil
- ¼ cup red wine vinegar
- 1 teaspoon kosher salt
- ½ teaspoon dried oregano
- ½ teaspoon freshly ground pepper
- 1 clove garlic, grated
- Juice of ½ lemon

### **Directions**

Cook your pasta until al dente, 7 to 8 minutes. Drain and transfer to a large bowl. Toss with dressing while still hot. Cool to room temperature and add the tomatoes, cucumber, and parsley. Top with Feta.

For a meal, add chicken.



## THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE

### AMERICAN KESTREL



From the Florida Fish &  
Wildlife Conservation  
Commission

#### Appearance:

The Southeastern American Kestrel is the smallest falcon found in the U.S. This species of kestrel has a brownish back (dorsal) area with black flecking, a white belly (with males having fewer dark speckles on it), and black marks extending from the eyes downward. The colors of their wings differ by gender, as males have bluish-gray wings while females have brown wings. They also have a high-pitched call during flight, which sounds like “klee-klee-klee” and “killy-killy-killy”.

As engaging a bird as you'll ever see, the kestrel is the smallest and most common of the falcons.

The back and tail of the kestrel are russet, the wings blue gray. Two lines of onyx tears mark the sides of its white face.

Two subspecies of American Kestrel (*Falco Sparverius*) occur in Florida: a northern subspecies (*Falco sparverius sparverius*) that winters here between September and April, and a resident, non-migratory subspecies, the southeastern American Kestrel (*Falco Sparverius Paulus*). Kestrels seen in Florida during May-June are resident southeastern American Kestrels.

American Kestrels nest in cavities that they do not excavate. Instead, they must depend on woodpeckers and natural processes to create holes in trees. Kestrels nest predominantly in dead but standing longleaf pine trees, called snags, usually in the abandoned cavities of pileated woodpeckers.

The Southeastern American Kestrel's habitat in Florida includes open woodlands, sandhill, and fire-maintained savannah pine habitats. However, it will also use alternative habitats which include pastures and open fields located in residential areas. Within these habitats, kestrels will nest in cavities excavated in large dead trees by woodpeckers. Nest boxes are also used by kestrels, which have become an important artificial habitat for the kestrel due to the loss of primary habitats. Any of the habitats used by kestrels must be able to support their nesting and ability to prey on potential food efficiently. The Southeastern American Kestrel can be found throughout Florida, while also being found remotely in the coastal plains of Louisiana, Georgia, and South Carolina.

#### Behavior:

American Kestrels often perch on telephone wires at the edge of a field or other open area. From this vantage they hunt for insects (especially grasshoppers and dragonflies), lizards and small mammals. Sometimes they are seen hovering like helicopters above their prey.



## THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE

continued

Kestrels nest between mid-March and early June, raising about four chicks during a season. However, kestrels are short-lived birds. For those surviving their first winter, life span averages between 2.3 - 2.8 years.

The southeastern American kestrel has undergone a marked population decline and a contraction in its range in recent decades. It is currently listed as threatened in the state of Florida. Once widely distributed throughout 7 southeastern states, the southeastern American kestrel occurs today primarily in Florida, the coastal plain of South Carolina, and the Mississippi Gulf coast. It is patchily distributed elsewhere in small, fragmented populations.

Loss of nesting snags, especially longleaf pine, appears to be the main reason for the decline. In addition, since kestrels avoid pine plantations and hardwood stands, the loss of open foraging habitat has been a contributing factor.

During feeding, the Southeastern American Kestrel will use a perch to locate and observe its prey, then fly in and catch the prey with its feet. The diet of the Southeastern American kestrel primarily consists of grasshoppers and lizards, but they will also eat spiders and frogs.

Breeding begins in March and concludes in June. Females will lay three to five eggs on average in one breeding season. Eggs are white and reddish-brown, with dark speckles. Incubation takes one month, and the chicks require another 30 days before they can leave the nest.

The Southeastern American kestrel has a low life expectancy in the wild, only averaging 15 months. The survival rate of its first year of life can be as low as 30%, while the rate increases to 50% after the first year. Increased predation and collisions with motor vehicles are some of the reasons for the low survival rates for the subspecies. Unlike the kestrels that breed in the rest of North America, the Southeastern American Kestrel is a non-migratory subspecies. It lives year-round in Florida and is sedentary, with short dispersal distances.

### Threats

The main threat to the Southeastern American Kestrel is the loss of nesting and feeding habitat. These habitats are destroyed during the development of new residential areas and farmlands, removal of trees in agriculture fields, and the alteration of fire-maintained pine habitats by suppressing fire. Kestrels are also vulnerable to pollutants such as PCBs (polychlorinated biphenyls), DDT (dichlorodiphenyltrichloroethane), and heavy metals. Other potential threats include increased predation, collisions with vehicles and aircraft, and the West Nile Virus (Bird 2009, Deem et al. 1998, Smallwood and Bird 2002)





# A LITTLE OF THIS A LITTLE OF THAT

## TENTATIVE FOOD TRUCKS FOR SEPTEMBER & OCTOBER from 5 – 8 PM

9/3 The Bacon Boss – Subzero Italian Ice	9/17 Hot off the Press – Wing Box – K’s Cups
10/1 Shula Burger – Vietnamese – Craving Donuts	10/6 Auntie Anne’s Pretzels
10/15 Mr. C’s Grilled Cheese	10/29 Wing Box – Howdy Doodles Ice Cream Coach

<p><b>NEIGHBORHOOD YARD SALE</b></p> <p>SATURDAY, OCTOBER 23rd 8 AM – 4 PM</p> <p>Rain out day will be SUNDAY, OCTOBER 24th</p>	<p><i>Coco’s Latin Cuisine Food Truck</i></p>  <p>Saturday, October 23<sup>rd</sup> from 8 – 11 AM Serving Breakfast &amp; Brunch</p>
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### CLUBHOUSE DUMPSTER

The clubhouse dumpster is for clubhouse use only. It is not a recycling bin for your cardboard or a dumpster for your trash.

Thank you for your cooperation!



# WELCOME TO KEY VISTA

## *Welcome New Residents to Key Vista*

Tom & Karen Santangelo
Billy & Theresa Howard
Andrew & Deborah Panfitt
Michael Layne & Summer Queen (WELCOME BACK)
Mark & Kim Sortet
Jazlyn Sadowski & Christian Ripa
David & Pauline Goodwin
Paul & Christine Rega
Michael Favreau & Kelly Cooper
Diane Hatzis & Fotina Hatxis
Jim & Diane Zuber
Nicholas Peloso

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



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### **PLACE YOUR ADVERTISEMENT WITH US**

Business card ads at \$10.00 per advertisement, ¼ page ads at \$20.00, ½ page ads at \$30.00 and full page ads at \$45.00

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.



Owned by Key Vista Residents Bill & Laura  
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*This is the best time for maintenance!*

Don't wait until it's too late to have your air conditioner checked, many service calls can be PREVENTED.

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