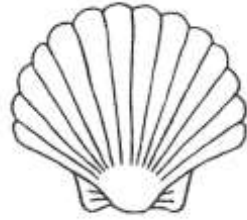


KEY



VISTA

VOLUME XXXXVIII – ISSUE 36

MARCH / APRIL 2022

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

Lolita's Hours:

Friday, Saturday, Sunday &
Monday: OFF
Tuesday: 10:00 am- 4:00 pm
1st, 3rd & 5th Wed.:
10:00 am-4:00 pm
2nd & 4th Wed
Biz hrs. 3:30 – 5:30
BINGO 5:30 – 9:30
Thursday: 10:00 am-4:00 pm

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
A-1 Recovery, Inc.....727-934-0025

KEY VISTA MASTER HOA BOARD OF DIRECTORS

Joe Harris, President

kvmresident@mykeyvista.com

Mike Romalin, Vice President

keyvistavp@gmail.com

Tommy Aquila, Secretary

kvmsecretary@mykeyvista.com

Robert Mulligan, Treasurer

kvmtreasurer@mykeyvista.com

Nicole Boatman, Director

STORAGE LOT COMMITTEE

Rich Miccio.....knotricky@tampabay.rr.com

FINING COMMITTEE

Chris Vlach

John Mariane

Ken Ruhf

Marie Hawkins

Dominic Celima

All BOD General Email correspondence

KvMasterBOD@mykeyvista.com



KEY VISTA INFORMATION

Single Family

KEY VISTA SINGLE FAMILY BOARD OF DIRECTORS

Cathie Conlin, President
Dan Tupponce, Treasurer
Chad Foxx, Secretary
KVSF Board kvsfboard@terrafl.com

WELCOME/BENOVALENCE COMMITTEE

Nancy Barone
Leah Kershner

ARCHITECTURAL COMMITTEE

Jack Prestino
Jason Sheridan
Tab Bearley
KVSF Design Review Committee kvsf-drb@terrafl.com

COMPLIANCE COMMITTEE

Dominic Celima
Steve Barone
Maggie Sheridan

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

David Sneddon, President – 732.864.5136 – babyboomerkvv@yahoo.com
John Mariane, Vice President – 773.851.6252 – mariane2397@att.net
Karen Mariane, Treasurer – 773-851-6252 – mariane2397@att.net
Gail McCoy, Secretary – 812-592-1681 – ladygailmccoy@gmail.com
Kerry Cushing, Director - 813.786.1315 – kcushing@tampabay.rr.com
Bruce Feinstein, Director – 615-351-2715 – b-feinstein@tampabay.rr.com
Lee Kalessis, Director - 330.461.0422 – lkalessis@yahoo.com

MANAGEMENT COMPANY RESOURCE PROPERTY MANAGEMENT

Christian Cruz, Property Manager.....727.796.5900
Facsimile.....727.796.5011
Email.....ccruz@resourcepropertymgmt.com
Chrissy Miller, Admin. Asst.... cmiller@resourcepropertymgmt.com tel. 727-796-5900, ext. 2128

DESIGN REVIEW BOARD

Pamela Feinstein Chair – 615-202-5549 pwfeinstein@tampabay.rr.com
Marie Hawkins 727-945-0794 mhawkins9825@gmail.com
Adele Zumbrook – 727-940-4609 – azumbrook@aol.com
Tom Simms Alternate – 609-522-8480 – tasimms145@gmail.com

KEY VISTA VILLAS COMMITTEES

Pool/Clubhouse.....Lee Kalessis, BOD Liaison
Welcome.....Robin Sneddon, Chair
Social.....Gail McCoy, BOD Liaison
Communications.....Hamlet Blasts, Marty McCoy & Joe Kleupfel, Website
Compliance.....John Mariane, BOD Liaison
Finance, Budget & Insurance.....Karen Mariane, BOD Liaison
Gate.....John Mariane, BOD Liaison
Grounds.....John Mariane, BOD Liaison
Hearings.....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



A WORD FROM THE CLUBHOUSE MANAGER

Well, my retirement lasted a whole 4 days. Unfortunately, my replacement did not work out, but they are still looking. In the meantime, I have agreed to stay on part-time. My typical hours will be Tuesday, Wednesday, and Thursday from 10 am to 4 pm and as needed. On the 2nd and 4th Wednesdays, due to BINGO, I will be here for business hours 3:30 to 5:30 and then setting, up and hosting BINGO from 5:30 to 9:30.

As you know, Spring break is coming upon us starting March 12th and as I have for the last 6-years, here is my normal speech. Please make sure you limit your guest to 2 per household. Anymore, you need to book an event and there is a fee associated. Make sure you always have your ID bracelets with you when here at the clubhouse/pool. No rafts (noodles only), No balls, No running, No diving, and No jumping in the pool. As well as no food or drinks on the pool deck, in the pool or in the spa! Smoking in designated area only.

Any events taking place at the clubhouse, please check the website calendar. It is on the home page on the left-hand side.

Have a great Spring Break everyone!

Doreen

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

JUST AN FYI

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

SINGLE FAMILY BOD MEETING – 2nd Tuesday of the month at 7:00 PM

VILLAS BOD MEETING – Last 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.



THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE



From the Florida Fish &
Wildlife Conservation
Commission

Appearance:

The nine-banded armadillo (*Dasypus novemcinctus*), named for the nine breaks in the leathery armor that allow it to flex its stiff hide, is an odd-looking mammal about the size of a cat. A mature armadillo is 15 to 17 inches long (not counting the tail) with a weight of 8 to 17 pounds.

Habitat:

This native mammal of southwestern North America has expanded its range into Florida. Introductions of armadillos also occurred along the east coast of Florida as early as the 1920s and in southern Alabama in the 1960s. Armadillos are now common throughout most of the state and are considered to be naturalized. Armadillos prefer forested or semi-open habitats with loose textured soil that allows them to dig easily. They eat many insects, other invertebrates, and plants. They are most active at night, and have very poor eyesight.

Armadillos can carry diseases such as St. Louis encephalitis, leptospires, arboviruses, and leprosy. The [Florida Department of Health](#) is an excellent resource for learning more about these diseases.

Behavior:

Armadillos dig burrows for their homes or to escape predators, and a single armadillo can have several different burrows with multiple entrances. Pregnant females always give birth to identical quadruplets. She produces one egg that splits into four identical offspring that are either all female or all male. This trait differs from most other mammals.

Armadillos are fascinating in other respects. When they need to cross narrow water bodies, they often walk on the bottom underwater. If it is a wide body of water, they will inflate their stomach to twice its normal size, allowing for enough buoyancy to swim across. When startled, armadillos often leap high into the air, and then run quickly to a nearby burrow.

Problems with armadillos:

Armadillos prolific rooting and burrowing can damage lawns and flower-beds. To reduce armadillo damage to your lawn, keep watering and fertilization to a minimum. Moist soil and lush vegetation bring earth worms and insect larvae to the surface of the soil. Armadillos can sometimes be enticed to move on by watering areas adjacent to the damage site. Also, watering gardens in the morning is preferable since the soil can dry out in the afternoon and not be as easily detected by nocturnal armadillos. Armadillos can be excluded from small areas with extensive damage by using fencing at least 2 feet high and with an apron buried at least 18 inches deep. Armadillos are also particularly attracted to fermenting fruit. Remove fallen fruit to avoid attracting unwelcome wildlife.

Have an armadillo burrow under your house or in your yard?

Harassing burrows causes animals to feel unsafe and can convince them to relocate on their own without additional intensive and sometimes expensive eradication efforts. Illuminate burrows with a bright spotlight or flashlight and/or put a radio in or near the hole, without blocking the animal from exiting.

Legal options:

It is lawful for a landowner to live-trap or humanely destroy nuisance armadillos, although they are difficult to capture with live traps. All live-captured nuisance armadillos must be euthanized, released on-site, or released on a property within the same county of capture, that is 40 acres or larger with written permission from the landowner. However, [relocating wildlife](#) is seldom biologically sound and the animal often does not survive. Captured non-target species are required to be released on site.



A LITTLE OF THIS A LITTLE OF THAT

TENTATIVE FOOD TRUCKS FOR NOVEMBER & DECEMBER from 4:30 – 8 PM

03/04
BBQ Time
K's Cups

03/18
Engine 53 Pizza

04/15
Coco's Latin Cuisine



April 15th
2:30 – 7:30 PM



2nd and 4th Wednesday
7:00 PM Prompt
Only \$9.00 to play one of each game
Refreshments Served



Saturday, April 2nd from 8 am to 4 pm



KEY VISTA VILLAS

The social committee hosted a "Get Acquainted/Club Day on January 15th. The event gave all residents the opportunity to meet board members and check out the different committees and groups to see how they can get involve within the community.

There is a list of contacts for the different committees and groups posted on the bulletin board in the clubhouse.

We have two new craft classes planned. March 16th we will be making "Junk Treasure" boxes and April 13th we will be learning the "Basics of Jewelry Making."

Watch your email and check the bulletin board in our clubhouse for more details.

If you have a skill/talent you would like to share with others, please contact Carol O'Conner Eisenberg at paintingteacher@mac.com

We are pleased to announce we have two new members who have joined our committee. "Welcome" Karon Gaumont and Diana Zuber.

Upcoming meetings: March 16th and April 13th

The Key Vista Book Club meets the first Monday of every month at 7:00pm at the Key Vista Villas Clubhouse. Next 2 months meeting dates are Monday, March 7th and Monday April 4th. All Key Vista residents are invited to join.

Dominos Club meets on Fridays at 7:00pm at KVV Clubhouse.

Pool table/Card Clubs meet at 7:00pm at KVV Clubhouse.

Mens' Cards meet at 7:00pm at KVV Clubhouse.

Bridge Club meets at 1:00pm at KVV Clubhouse. All Key Vista residents are welcome to join.

The KKV Grounds Committee will meet on the 1st and 3rd Monday of every month @ 3:00pm at the KVV Clubhouse.

The DRB welcomed 2 new full-time member, Adele Zumbrook and Marie Hawkins. The DRB has 3 full time members and one alternate.

Meeting dates for DRB- TBD

Key Vista Villas Annual Membership meeting will be on March 28th, 2022



WELCOME TO KEY VISTA

Welcome New Residents to Key Vista

Andrew Sobierajski & Susan Jagendorf-Sobierajski
Catherine Alexander & Sebastian Alexander
Shawn & Taylor Cunningham
Shawn & Christine Wolf
Anthony Webster
Christopher Spicer & Carly Ferguson

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



EXTRA - EXTRA

Dryer Vent Cleaning

✓ Prevents Fires ✓ Clothes Dry Faster

www.wegetthelintout.com

Call Richard Dubay

727-326-2075

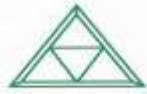
AC Duct Cleaning

Residential • Commercial
BBB Accredited Ram Air System Pros

Call Tom Dubay for a Free Quote

727-237-1285

www.acductcleaning.com



LMS
PAINTING

LICENSE NO. LP000003

JORDAN SCHECK,
OWNER

PH: (727) 741-2544

EMAIL: LMSPAINTINGINC@GMAIL.COM

- Interior Paint
- Exterior Paint
- Epoxy Floors
& More!

With
20 years experience

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
The summer heat is creeping up!
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.

Common summer HVAC issues include dirty filters (the more your AC runs, the more you need to change your filter), low refrigerant levels, and inadequate cooling. Don't wait until it's too late! Most maintenance calls can be prevented!

Please remember- you can call us for free technical assistance day or night, we are here to help YOU! If we can't help to fix the issue over the phone, we are in the neighborhood.

We specialize in replacement systems!

This 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 energy-efficient and environmentally friendly products. The Dawson's are happy to offer references in Key Vista, and we always Guarantee 100% satisfaction!

\$25 Off

Any product, service, repair or maintenance call
 Best Services, Inc.
 Your A/C & Heating Specialists

Call Today

Service@thebestac.com
 (727) 842-3357

Www.TheBestAC.com

Call us day or night,
 including holidays!

License # CAC057041

*Seasonal Maintenance
 Specials*

Comprehensive Service:

- Check Freon Pressures
- Check & Tighten Electrical Connections
- Check & Record Heat/Cool Temperatures
- Check Evaporator Coil & Blower
- Check Air Handler (if applicable)
- Check Superheat & Sub-cooling (where applicable)
- Check Temperature Differential
- Check Filters
 Regular: \$75
 Key Vista Special: \$50
 (W/ Coupon)

Superior Service:

Comprehensive Service Plus:

- Nu-line Drain Treatment
- Water Rinse Condenser Coil (if applicable)
- Add Pan Stick To Prevent Algae Growth
- Sanitize Duct System With Eco-friendly Micro-biocide
 Regular: \$123.00
 Key Vista Special: \$98