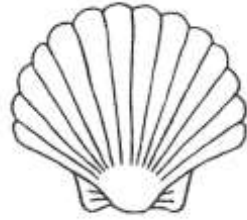


KEY



VISTA

VOLUME XXXXVIII – ISSUE 37

MAY / JUNE 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](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

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

### 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

### 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](mailto:kvmresident@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)

Nicole Boatman, Director

All BOD General Email correspondence

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

### WELCOME/BENEVOLENCE COMMITTEE

Nancy Barone  
Leah Kershner

### ARCHITECTURAL COMMITTEE

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

### COMPLIANCE COMMITTEE

Dominic Celima  
Steve Barone  
Maggie Sheridan

### 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

Ken Nadler, President – 727-937-2012 – [ken.nadler@gmail.com](mailto:ken.nadler@gmail.com)  
Bill Cubellis, Vice President – 727-947-7994 – [wcubellis@tampabay.rr.com](mailto:wcubellis@tampabay.rr.com)  
Kerry Cushing, Treasurer – 813-786-1315 – [kcushing@tampabay.rr.com](mailto:kcushing@tampabay.rr.com)  
Gail McCoy, Secretary – 812-592-1681 – [ladygailmccoy@gmail.com](mailto:ladygailmccoy@gmail.com)  
Tom Berres – Director – 612-839-0853 – [tpberres@gmail.com](mailto:tpberres@gmail.com)  
Mary Law – Director – 336-830-0199 – [mslaw3530@gmail.com](mailto:mslaw3530@gmail.com)  
Michele Mont – Director – 727-935-4194 – [mmont170@tampabay.rr.com](mailto:mmont170@tampabay.rr.com)

### MANAGEMENT COMPANY RESOURCE PROPERTY MANAGEMENT

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

### DESIGN REVIEW BOARD

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

### DIRECTORY PUBLISHER

Betsy Papamitrou – 336-314-2072 / [Papamitrou.betsy@gmail.com](mailto:Papamitrou.betsy@gmail.com)

### KEY VISTA VILLAS COMMITTEES

Pool/Clubhouse.....Tom Berres, BOD Liaison  
Welcome.....Mary Law, BOD Liaison  
Social.....Michele Mont, BOD Liaison  
Communications.....Ken Nadler, BOD Liaison  
Compliance.....Kerry Cushing & Bill Cubellis, BOD Liaison  
Finance, Budget & Insurance.....Kerry Cushing & Ken Nadler, BOD Liaison  
Gate.....Tom Berres, BOD Liaison  
Grounds.....Bill Cubellis, BOD Liaison  
Hearings.....Ken Nadler, BOD Liaison  
Hurricane.....Michele Mont, BOD Liaison  
Paint.....Mary Law, BOD Liaison



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

Well, this is my final week and my last newsletter. Natasha Santiago has started with Key Vista as of last week. Please make sure any office business is by appointment as to not overwhelm her, although I am sure she is going to be just fine.

Just a reminder to all that the back gates are for residential use only. It is posted on the gates. If you have a vendor, please inform them to come in and out of the front gates, as they cannot get out the back. Unfortunately, the gates keep getting broken by vendors and non-residents exiting the entrance part of the gate. See photos on following page. You are paying for the repairs, not your vendors or guests. Only you can prevent the gates from being damaged.

Also, just an FYI. The clubhouse received emails from the flag company as to when to lower the flag to half mast and for how long. Please do not take it upon yourselves to alter the flag. Call the office, you may be surprised why the flag is the way it is.

With summer approaching, please remember to always have your ID bracelets with you while at the clubhouse and pool. You will be asked to produce them, especially since Natasha does not know you yet. Also, no more than 2 guests per household.

Wishing everyone a great summer! It has been a pleasure working with you all!

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  
**(May's meeting will be held on May 12<sup>th</sup> at 7:00 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.



This is the back entrance gate. These two were in the community cutting palm trees and could not get out the back exit gate, so when a resident came in the entrance gate, they decided to go out it. This is them getting stuck.



Here is another person who could not get out the back gate, so they too went out the entrance gate. They fortunately made it through without incident.





# THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE

From the Florida Fish &  
Wildlife Conservation  
Commission



## General information

Most people enjoy observing wildlife, including [wild turkeys](#). However, providing food in residential areas to attract wild turkeys can become a public safety threat for you and your neighbors.

Wild turkeys are opportunistic foragers and can eat a wide variety of leaves, grass, seeds, berries, insects, worms, snails, frogs, and small reptiles. This allows them to thrive in a variety of natural habitats. They also can inhabit residential areas, particularly where they are being fed.

## How to avoid problems with wild turkeys

Feeding wild turkeys in residential areas isn't good for them and can compromise the overall health of wild turkey populations.

Wild turkeys are supposed to cover large land areas while foraging throughout the day. Providing food repeatedly causes them to congregate, which results in a build-up of droppings and unnaturally increases contact between flocks.

These conditions can encourage disease outbreaks and the spread of disease through wild turkey populations.

In addition, feeding wild turkeys in residential areas, intentionally or unintentionally, is discouraged because it causes them to lose their natural fear of people and can cause them to act aggressively. Wild turkeys can become a public safety concern due to their:

- Powerful wings
- Large size (males can weigh over 20 pounds and stand 3 1/2 feet tall)
- Sharp spurs on males' legs
- Tendency to occur in large flocks of 6 to 12 birds

Once aggressive behavior is established, it's difficult to change.



## **THINGS YOU SHOULD KNOW ABOUT OUR WILDLIFE *continued***

Another problem with feeding wild turkeys in residential areas is they'll remain in a neighborhood or community, which can eventually lead to pecking and scratching cars, tearing up flower beds and depositing turkey droppings on driveways, sidewalks, yards and porches. Turkeys have been known to begin roosting on roofs and pool screens, which can result in considerable property damage.

The best way to prevent these issues is to simply not feed them.

### **How to resolve issues with aggressive wild turkeys**

If you encounter wild turkeys that are remaining in a residential area and appear to be losing their fear of people, the FWC recommends aggressively hazing them by:

- Chasing them (without making physical contact) while doing the following:
  - Waving your arms or clapping your hands and yelling at them
  - Making loud noises using an air horn or banging pots and pans
  - Spraying with a strong water jet from a hose
  - Waving or swatting at (but not hitting) with a broom
  - Opening a large umbrella while facing them
  - Allowing a large dog on a leash to bark and scare them

Encourage other adults in your neighborhood to do the same by sharing these tips with your neighbors. Your efforts will be more successful if everyone avoids feeding wild turkeys and helps instill the turkey's natural fear of people by actively hazing nuisance birds. If wild turkeys begin acting aggressively, increase your hazing efforts.

Wild turkeys that are repeatedly aggressive toward people may ultimately have to be killed. It is rarely an option to trap and relocate wild turkeys that have become aggressive. Keep wild turkeys wild by not feeding them.





# A LITTLE OF THIS A LITTLE OF THAT

**TENTATIVE FOOD TRUCKS FOR NOVEMBER & DECEMBER from 4:30 – 8 PM**  
List of trucks and menu: [www. https://www.bestfoodtrucks.com/lots/keyvista](https://www.bestfoodtrucks.com/lots/keyvista)

05/10 Mapacho Taco	5/17 Breaking Bread BBQ MyCone Creamery	06/10 Untamed Kitchen
6/24 Coco's Habachi Grill		6/22 Karibbean Child



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

**KEY VISTA ROAD WARRIORS**  
June 4, 2022 @ 8 AM  
Meet at Anclote Gulf Park



## **A LITTLE OF THIS A LITTLE OF THAT**

New roofs are going up everywhere, now that some insurance companies are no longer insuring homes with old roofs.

The first step is to remove the old roofing materials, right down to the plywood. Along with the debris are hundreds of old rusty roofing nails. Roofers lay plastic drop cloths around homes to help catch debris, then during cleanup, workers go over the whole property with magnetic sweeps that grab any roofing nails not caught by the drop cloths. The roofers are thorough, but some of the nails aren't found...as I discovered.

I recently spent over 3 hours in the ER getting a tetanus shot and antibiotics because I stepped on a rusty roofing nail. This was necessary to prevent tetanus and Pseudomonas infections.

Most of us are familiar with tetanus. Tetanus has no cure. Muscles and nerves could be seriously affected without medical care. Lockjaw is one devastating result. A tetanus shot prevents the tetanus infection and the shot is good for 10 years.

Pseudomonas is a nasty infection that resides in warm, moist places such as the inside of shoes. It's also found in soil. Ciprofloxacin antibiotic prevents that infection from taking hold. According to the ER, it's a nasty infection.

I was able to borrow a magnet sweep and will more thoroughly inspect the property, looking for errant rusty nails. With any luck, I'll find any sneaky little ER-benefactors that may be hiding behind or under plants.

By Ellen Maracotta



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# KEY VISTA VILLAS

## **SOCIAL COMMITTEE:**

Some of our residents participated in the community yard sale. We did a potluck in April. The clubhouse was filled with chatter, laughter, and some new friends.

For Memorial Day we are having a cornhole tournament. Just bring a dish to share.

Thanks to Mary Law for teaching the “Basic of jewelry making”.

Thanks to Carol Eisenberg O’Conner for showing us how to decorate a “junk treasure box”.

Watch your email for future craft classes.





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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.



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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.

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HAPPY  
*Memorial Day*★