

KEY VISTA

PELICAN

VOLUME XL - ISSUE 40

JANUARY/FEBURARY 2023

Happy
New year
2023 

THE OFFICIAL NEWSLETTER OF THE MASTER HOA

KEY VISTA INFORMATION - MASTERS

LELAND MANAGEMENT

Mary Fritzler - Property Manager

email: mfritzler@lelandmanagement.com

phone: 727-451-7902

CLUBHOUSE MANAGER

Natasha Santiago

Monday - Friday 9 am - 5 pm

2nd & 4th Wednesday:

Office 1:30 pm - 5:30 pm

Bingo 5:30 pm - 9:30 pm

Work Cell: 727-505-2944

MASTER CLUBHOUSE

CONTACT INFO

Email: kvclubhouse@mykeyvista.com

Website: www.mykeyvista.com

CLUBHOUSE HOURS

Facility: Everyday 5 am - 10 pm

Pool: Everyday 8 am - 10 pm

MAINTENANCE

Lolita

Monday, Tuesday, Friday 6 am - 2 pm

Saturday & Sunday 9 am - 5 pm

Work Cell: 727-776-7390

IMPORTANT PHONE NUMBERS

Master Clubhouse 727-943-0295

Master Clubhouse Fax 727-943-0796

Emergencies 911

Sherriff 727-847-8102
(non emergency dispatch)

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

KEY VISTA MASTER HOA BOARD OF DIRECTORS

President **Joe Harris**
kvmpresident@mykeyvista.com

Vice President **Mike Romalin**
keyvistavp@mykeyvista.com

Secretary **Tommy Aquila**
kvmssecretary@mykeyvista.com

Treasurer **Robert Mulligan**
kvmssecretary@mykeyvista.com

Director **Nicole Boatman**
kvmssecretary@mykeyvista.com

All BOD General Email Correspondence
kvmasterbod@mykeyvista.com

STORAGE LOT COMMITTEE

Rich Miccio
Email: knotricky@tampabay.rr.com

FINING COMMITTEE

Chris Vlach
John Mariane
Ken Ruhf
Marie Hawkins
Dominic Celima

KEY VISTA INFORMATION - SINGLE FAMILY

TERRA MANANGEMENT

Jessica Melendez - Property Manager

email: jmelendez@terramanagers.com

phone: 813-374-2363

KEY VISTA SINGLE FAMILY BOARD OF DIRECTORS

President Cathie Conlin

Treasurer Dan Tupponce

Secretary Chad Foxx

All SF BOD General Email Correspondence
kvsfboard@terrafl.com

WELCOME COMMITTEE

Nancy Barone

Leah Kershner

ARCHITECTURAL COMMITTEE

Jack Prestino

Jason Sheridan

Tab Bearly

kvsf-drb@terrafl.com

COMPLIANCE COMMITTEE

Dominic Celima

Steve Barone

Maggie Sheridan

KEY VISTA INFORMATION - VILLAS

RESOURCE PROPERTY MANAGEMENT

Beth King - Property Manager

email: bking@resourcepropertymgmt.com
phone: 727-796-5900

Kim Hipps - Administrative Assistant

email: khipps@resourcepropertymgmt.com
phone: 727-796-5900

DESIGN REVIEW BOARD

Ro Massimo - Chair	727-942-4229
Rick Dalziel - Member	609-522-8480
Marie Hawkins - Member	727-945-0794
Tom Simms - Alternate	609-522-8480

DIRECTORY PUBLISHLER

Betsy Papamitrou 336-314-2072

COMMITTEES:

CLUBHOUSE/POOL COMMITTEE

COMMUNICATIONS COMMITTEE

RPM KVV Email Blast
Joe Kluepfel Villas Website

COMPLIANCE COMMITTEE

Lee Kalessis 330-461-0422
Kerry Cushing BOD Liaison

BUDGET, FINANCE, INSURANCE COMMITTEE

Kerry Cushing 813-786-1315

GATES COMMITTEE

Robert Kozlowski 959-245-4785
Chris Papamitrou
Mary Law BOD Liaison

GROUNDS COMMITTEE

Joe Careccia 727-945-1802
Bill Cubellis

KEY VISTA VILLAS BOARD OF DIRECTORS

President	Lee Kalessis lkalessis@yahoo.com
Vice President	Gail McCoy ladygailmccoy@gmail.com
Secretary	Mary Law mslaw3530@gmail.com
Treasurer	Kerry Cushing kcushing@tampabay.rr.com
Director	Tom Berres tpberres@gmail.com
Director	Betsy Papamitrou papamitrou.betsy@gmail.com

HEARING COMMITTEE

Mary Lou Kittren 973-567-5075

HURRICANE COMMITTEE

Ellen Maracotta 727-215-5557
Joe Carrecia
Kerry Cushing
Roger Douglass
Andrew Parfitt
David Sneddon
Robin Sneddon

PAINT COMMITTEE

Robert Kozlowski 959-245-4785
Ro Massimo
John Parkerson

SOCIAL COMMITTEE

Gale Parkerson 502-262-1856

WELCOME COMMITTEE

Robin Sneddon
Joanne Kalessis

NEWS FROM THE SOCIAL COMMITTEE

Social Events

- * Our Thanksgiving dinner was a huge success. There was plenty of food, laughter and neighbors enjoying a feast together.
- * Many residents came together to help decorate our clubhouse tree while enjoying homemade cookies and punch.
- * Around 40 neighbors gathered at the clubhouse to enjoy our holiday potluck and help celebrate the holidays.
- * Congratulations to Carol O'Connor-Eisenberg, winner of our fall mailbox contest with her ghosts, and to Mary Lou Kittren who won our winter mailbox contest with her angel. This is also her second year winning this contest. She is already thinking about next year.
- * A huge "Thank You" to all our volunteers that helped make our activities successful for 2022!

Exterior Painting

Our 167 homes and the Villa's clubhouse are in the middle of our once every ten (or so) years exterior painting. Residents have chosen a color from a variety selected by the Paint committee. The homes painted so far look beautiful! Thanks go out to the Paint Committee for staying on top of this project through its completion.

Looking Forward to 2023

- * Our social Committee is gathering ideas for fun events in 2023.
- * With several of our contracts expiring this year, our committees we able to keep many prices down. As a result, and despite the inflation we have all experienced, there will not be an increase in our Villa dues. Good job!

KEY VISTA

A WORD FROM THE CLUBHOUSE MANAGER

HAPPY NEW YEAR! Wow! Time really flies.

A few friendly reminders.

Curb your dog! There are Pet Stations distributed throughout our community with FREE bags for waste pickup. Please use the bags appropriately as we have had people take the entire box of bags. Dog Stations are **NOT** for trash from your home. Dogs/Pets are not allowed at the Clubhouse, especially on our new playground!

Lock your bikes! If you bring a bike to the Clubhouse it **must** be on a bike rack.

You may **NOT** allow access to the Clubhouse to any person without a key fob.

Feel free to send me Movie Night Screening suggestions, we would like to host more Movie Nights this coming year.

I hope everyone has a great start to the New Year!

Planning an Event? Check the calendar at mykeyvista.com or call the office to see availability.

FYI:

Master BOD Meeting

3rd Thursday of the month at 6:30pm

Single Family BOD Meeting

2nd Tuesday of the month at 7pm

Villas BOD Meeting

4th Monday of the month at 7pm

NO STREET PARKING

11 PM TO 5 AM (Sunday-Thursday)

2 AM TO 5 AM (Friday, Saturday, & Holidays)

Anyone needing to park at the Clubhouse for 24/48/72 hrs, overnight, must have specific parking permit. Please see Clubhouse Staff to get one.

CONDITIONS UNDER WHICH YOU'RE VEHICLE MAY BE TOWED:

1-PARKING ON COMMON GROUND AND COMMON GRASS AT ANY TIME

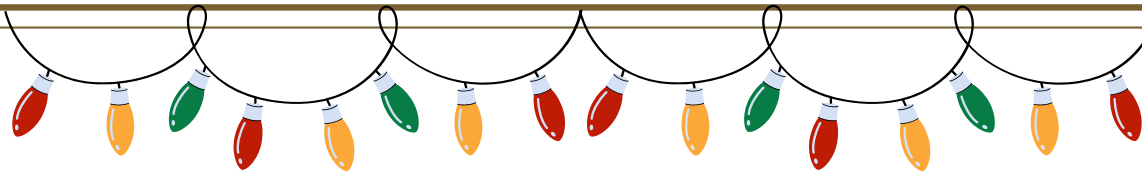
2-BLOCKING SIDEWALKS AT ANY TIME

3-PARKED ON KEY VISTA STREETS FROM 11pm-5am Sun-Thu, 2am- 5am Fri, Sat & Holidays

(If you are having a party, you may obtain one day guest passes to park on the street from 11pm-2am.)

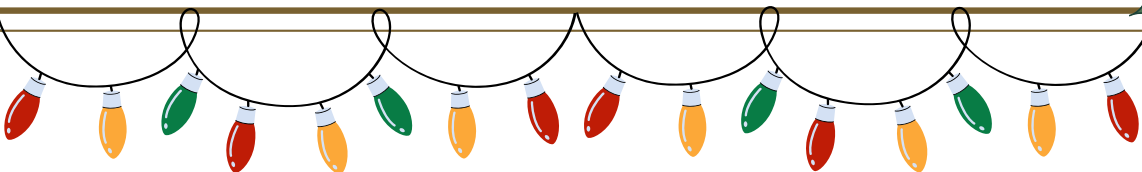
4- OVERNIGHT PARKING AT THE STORAGE LOT AT ANY TIME

KVSF- COMMUNITY HOLIDAY DECORATION CONTEST



MOST LIGHTS:	1928 OSWEGO DR
BEST ANIMATION:	2634 COLDSTONE LN
ALL ABOUT KIDS:	2611 JATS NEST LN
REASON FOR THE SEASON:	2534 INDIAN KEY DR
WOW FACTOR:	2601 EAGLES CREST CT

HONORABLE MENTION



MOST LIGHTS:	2653 BANNER STONE CT
BEST ANIMATION:	2804 BIG PINE DR
ALL ABOUT KIDS:	2623 JAYS NEST LN
REASON FOR THE SEASON:	2011 OSWEGO DR
WOW FACTOR:	WHOLE KV COMMUNITY



BINGO

2nd & 4th Wednesday of the Month

Hosted at Key Vista Master Clubhouse

Sales end at 6:55 and games start at 7 pm

\$9 to play one of each game. Refreshments served.

FOOD TRUCK FRIDAY

Tentative Dates for January & February

List of trucks and menu:

www.bestfoodtrucks.com/lots/keyvista



Jan 13, Friday: Coco's Latin Cuisine & Glazed and Confused Donuts

Jan 27, Thurs: Wing Box & K's Cups

Feb 10, Friday: Funnel Vision



WATER AEROBICS

Monday, Wednesday, Fridays @ 11 am

Hosted at Key Vista Master Clubhouse Pool

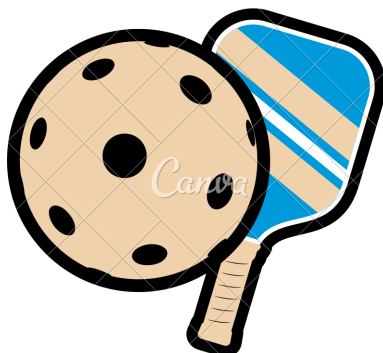
Low impact full body workout. Exercising in water reduces the impact of gravity on your body helping to increase endurance and lower blood pressure.

YOGA

Tuesday & Fridays @ 10 am

Hosted at Key Vista Master Clubhouse Yoga Room

Improves strength, balance and flexibility. Helps with back pain relief, ease arthritis symptoms, benefits heart health, and relaxes you, to help you sleep better.



PICKLE BALL

Monday, Thursday, Saturday @ 9:00 AM

Hosted at Key Vista Master Tennis Court

A fun sport that includes elements of tennis, badminton and ping pong. Paddles and plastic balls will be supplied. Can be enjoyed by all ages and skill levels. Walk-ons welcome.

THINGS TO KNOW ABOUT OUR WILDLIFE

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

Generally, coyotes are reclusive animals who avoid human contact. Coyotes who've adapted to urban and suburban environments, however, may realize there are few real threats and approach people or feel safe visiting yards even when people are present. These coyotes have become habituated (lost their fear of humans), likely due to the ready availability of food in our neighborhoods. Sometimes, this food is deliberately provided by people who like to watch wild animals or misguidedly feel they are helping them by feeding. These bold coyotes should not be tolerated or enticed, but definitely given the message that they should not be so brazen. Hazing is a method that makes use of deterrents to move an animal out of an area or discourage an undesirable behavior or activity. Hazing can help maintain a coyote's fear of humans and deter them from neighborhood spaces such as backyards and play spaces.

Methods of Hazing include:

Yelling and waving your arms while approaching the coyote. Noisemakers: Voice, whistles, air horns, bells, soda cans filled with pennies or dead batteries, pots and pans banged together. Projectiles: sticks, small rocks, cans, tennis balls, rubber balls. Other: hoses, water guns with vinegar water, spray bottles with vinegar water, pepper spray, bear repellent, walking sticks.

"Go Away Coyote!"

The simplest method of hazing a coyote involves being loud and large. Stand tall, wave your arms and yell at the coyote, approaching it if necessary, until it runs away. If a coyote has not been hazed before, he may not immediately run away when you yell at him. If this happens, you may need to walk towards the coyote and increase the intensity of your hazing. The coyote may run away, but then stop after a distance and look at you. It is important to continue to haze the coyote until he completely leaves the area. You may need to use different tactics, such as noisemakers, stomping your feet, or spraying the coyote with a hose, to get him to leave.

In Your Yard:

Remember, keeping pets and pet food inside is the best way to keep coyotes out of your yard. If you do encounter coyotes, all of the above methods can be used in your yard at home. First, try the "Go Away Coyote!" method (yell and wave your arms as you approach the coyote). Here are some additional methods you can also use: Squirt the coyote with your garden hose Bang pots and pans together



THINGS TO KNOW ABOUT OUR WILDLIFE

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Florida Fish and Wildlife
Conservation Commission
MyFWC.com

Coyotes in Residential Areas — things you need to know.

1. Should adults be afraid for their safety from coyotes?

No. Coyotes are not large animals. They average 25-35 lbs, smaller than most dogs. Coyotes are also timid animals and will rarely approach a person.

2. Have coyotes ever attacked people?

Coyote attacks (bites) on people are exceedingly rare, but some attacks have occurred, primarily on small children that were left unattended in areas where coyotes had been observed and demonstrated a lack of fear of people.

3. Dog attacks on people are much more common and typically more serious.

Whereas coyote attacks on people are exceedingly rare, dog attacks are common.

4. Will coyotes hurt my pets?

Coyotes will kill and eat small dogs and cats given the opportunity. To a coyote, your small pet is simply a potential meal. Coyotes that display bold and aggressive behaviors may present a threat to pets and small children and should probably be removed by a professional capture specialist.

5. Can coyotes carry rabies?

Yes. All mammals can be infected by rabies and animals that do not show fear should not be approached because they are either sick or they are not afraid.

Takeaway -- Florida is blessed with diverse wildlife. The coyote is a relatively new addition to Florida's fauna due to a range expansion that has encompassed all of North America, and the coyote is here to stay. Coyotes live in every part of the country, including all major urban areas. People have learned to live with coyotes everywhere, and we can learn to live with them in Florida too.

Florida Wildlife Conservation does keep track of events, so residents should report coyotes!

KEY VISTA

WELCOME NEW KEY VISTA RESIDENTS

HIDDEN KEY

Jennifer Hearne

BAY POINT

Jimmy & Kimberly Dodson

Jon & Amy Abdulla

Jeffery Leon

Diane DaVison

MONTEREY

Jeff & Pam Hollowell

Despina Stolidakis

KEY POINT

Mike & Corinne Adix

NEW PORT

Baylie Ramey

Tamara & David Wolfe

VILLAS

Barbara & Dan Keegan

Juan & Dennise Ondina

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