

KEY VISTA

PELICAN

VOLUME XLI - ISSUE 41

MARCH/APRIL 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

Anthony

Tuesday - Thursday 7 am - 3 pm

Friday & Saturday 8 am - 4pm

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**
kvmtreasurer@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
Marie Hawkins
Dominic Celima

KEY VISTA

A WORD FROM THE CLUBHOUSE MANAGER

A few friendly reminders and a warm welcome.

Please be sure to welcome Anthony into the community with open arms! He likes long walks on the beach and stargazing at night, LOL. He's eager to take on any task or challenge.

Dog Stations are **NOT** for trash from your home. Pets are not allowed at the Clubhouse, especially on our new playground and tennis courts!

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

Spring Break is going to begin, so please become familiar with the clubhouse/pool rules and regulations. You may **NOT** allow access to the Clubhouse to any person without a key fob. Make sure you have your ID bracelets when at clubhouse/pool.

The Clubhouse amenities closes at 10PM. You must be off the property before 10PM.

By not obeying the rules and regulations, you can cause your clubhouse/pool privileges to be suspended 30 days. That affects the entire household, so keep this in mind.

COMMUNITY GARAGE SALE - APRIL 22ND 8AM-4PM

Natasha

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

KEY VISTA INFORMATION - SINGLE FAMILY

TERRA MANAGEMENT

Sheri Brogan - Property Manager

email: sbrogan@terramanagers.com

phone: 813-374-2363

KEY VISTA SINGLE FAMILY BOARD OF DIRECTORS

President Dominic Celima

Treasurer Dan Tupponce

Secretary Robert Shumski

All SF BOD General Email Correspondence
kvsfboard@terrafl.com

WELCOME COMMITTEE

Nancy Barone - Chairman

Leah Kershner

Kim Davenport

ARCHITECTURAL COMMITTEE

Nancy Barone

Doug Stovall

Kim Davenport

kvsf-drb@terrafl.com

COMPLIANCE COMMITTEE

Steve Barone - Chairman

Maggie Sheridan

Ken Wood

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 KVV SOCIAL COMMITTEE

February 10th we hosted our first “Galentine Dinner”. We packed the clubhouse! We had some handsome Italian men who made their grand entrance to “YMCA” and served our ladies dinner.

Thanks to Ray Gaumont who entertained our ladies playing the keyboard and serenading them. Our ladies got a surprise visit from Tim Dorsey who blessed us with some songs. Lots of dancing and some new friendships were made.

Thanks to everyone who help this event take place and to everyone who attended. Thank you for your support. Looks like it’s going to be an annual event!

March 4th is our annual garage sale. We are in the process of taking donations to help raise money for our social committee. Thank you for all your donations!

Our next event will be Memorial Day.

Check the calendar in the clubhouse for upcoming events.



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 March & April

List of trucks and menu:

www.bestfoodtrucks.com/lots/keyvista



Mar 10, Friday: Impasto

Mar 14, Tues: Coco's Latin & MiniMouthful

Mar 24, Friday: Hot Off the Press

Apr 7, Friday: Shula Burger

Apr 21, Friday: WingBox



WATER AEROBICS

Monday, Wednesday, Fridays @ 11 am

Hosted at Key Vista Master Clubhouse Pool

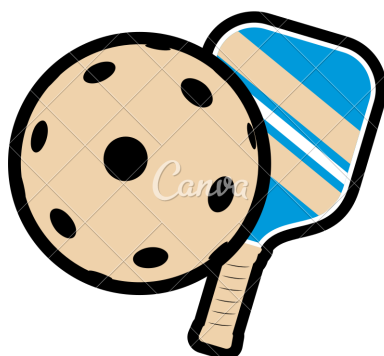
Low impact full body workout. Exercising in water reduces the impact of gravity on your body helping to increase endurance and lower blood pressure.

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.

A LITTLE THIS & A LITTLE THAT



BLOOD DRIVE

March 14th 2:30 - 6:30 pm

COMMUNITY GARAGE SALE

April 22nd 8 AM - 4 PM

SPRING FLING

April 29th 11 AM - 3 PM

RULES & REGULATION WARNING SLIPS

The following image shows the warning slip Clubhouse Staff will be handing out when rules are broken. You can find a list of ALL rules, regulations, and general information printed out here at the Clubhouse or on the Key Vista Website under Clubhouse > Rules & Regs.

WARNING



PLEASE RETAIN AND BE KNOWLEDGEABLE OF ALL RULES. RULES ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE. THE CLUBHOUSE IS EQUIPPED WITH 24-HOUR SURVEILLANCE CAMERAS. YOU MUST BE OFF THE PROPERTY BY 10 PM.

KV ISSUED TAGS MUST BE WORN IN THE POOL/SPA AND DECK AREA. YOU WILL BE ASKED TO LEAVE THE FACILITIES IF YOU DONT HAVE ONE. INDIVIDUALS 12 YRS & UNDER MUST BE ACCOMPANIED BY A PARENT OR GUARDIAN 18 YRS OR OLDER TO USE THE CLUBHOUSE FACILITIES. THERE IS NO LIFEGUARD ON DUTY; THEREFORE, USE AT YOUR OWN RISK. The Association or its employees are NOT responsible for accidents.

- Diving or jumping into the pool is strictly prohibited. Splashing of water, excessive noise, running, or horseplay is not permitted in the pool area.
- Food and drink may only be consumed at the designated tables. **NO GLASS CONTAINERS PERMITTED IN POOL AREA PER FLORIDA STATE LAW.**
- No balls, projectile objects or rafts are allowed in the pool, *only* noodles and smaller floatation devices.
- No smoking in the pool or spa.

MANAGEMENT MAY DEMAND THAT ANY UNCOOPERATIVE OR BOISTEROUS INDIVIDUAL LEAVE THE POOL AREA.

Smoking is not permitted at the Key Vista Clubhouse. Smoking in DESIGNATED AREAS ONLY.

All bicycles, scooters, and skateboards must be parked in designated areas (bike racks).

No abusive, offensive, or threatening language or action under any circumstances shall be allowed.

All Residents and Guests when in the Clubhouse facility must at a minimum wear a shirt or top, shorts and footwear (other than poolside).

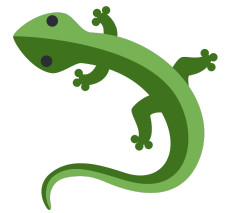
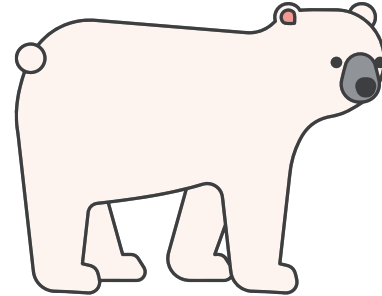
WET POOL ATTIRE IS NOT PERMITTED IN THE CLUBHOUSE AT ANYTIME, WITH THE EXCEPTION OF THE LOCKER ROOMS.

ANYONE FOUND VIOLATING THE RULES ARE SUBJECT TO HAVING THEIR CLUBHOUSE PRIVILEGES REVOKED.

- 1st Offense: 30-day suspension.
- 2nd Offense: 30-day suspension plus \$100 fine per violation per day.
- Each additional offense is subject to 30-day suspension and \$100 fine per violation per day.
- Fines shall be paid within 10 calendar days. Unpaid fines shall be subject to collection processes, including, but no limited to judgments, court costs, and attorney fees.

FUN FACTS ABOUT ANIMALS

- Fleas can jump 350 times its body length.
- Hummingbirds are the only birds that can fly backwards.
- Crocodiles cannot stick their tongue out.
- Starfish do not have a brain.
- Slugs have 4 noses.
- Only female mosquitoes bite.
- Polar bear skin is black!
- The only mammal capable of flight is the bat.
- A newborn kangaroo is the size of a lima bean.
- The worlds deadliest animal isn't a shark, bear or tiger, but something far smaller – the mosquito. According to the World Health Organization, 725,000 people are killed each year from mosquito-borne diseases, such as Malaria, dengue fever and yellow fever.
- The horned lizard is able to shoot blood from its own eyes, up to a distance of 3 feet away. The rather bizarre and disgusting act is a defensive mechanism to confuse predators.
- Even after having its head cut off, a cockroach can still live for weeks.
- The male seahorse goes through pregnancy and gives birth to babies. They are the only animal on earth where the male carries the baby rather than the female.
- Flamingos are not pink. They are born grey, their diet of brine shrimp and blue green algae contains a natural pink dye called canthaxanthin that makes their feathers pink.
- There are an estimated 8.7 million species on earth and more than 80% of them are undiscovered.



KEY VISTA

WELCOME NEW KEY VISTA RESIDENTS

HIDDEN KEY

Lisa Hayes
Tuan Nguyen

BAY POINT

Wayne Machala
Rosa Nieves

MONTEREY

Jacquelyn & Katelyn Backstrom

ADVERTISEMENTS



Owned by Key Vista Residents Bill & Laura Dawson, Are you ready for the Summer heat?

Now 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), clogged drain lines, low refrigerant levels, and inadequate cooling.

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. Free estimates on replacement systems!

Exclusively for the Key Vista homeowners and occupants, you will receive \$25.00 off any purchase from Best Services, be it repairs, 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!

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 & Subcooling (where applicable) -Check Temperature Differential - Check Filters -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: **\$94**

Preventative Maintenance Agreement- 1 Year Biannual or 2 Year Annual - **\$148**

Savings of \$20 per maintenance, call reminders, 15% off repairs and emergency diagnostics!

Call Today! (727) 773-0151 www.TheBestAC.com License # CAC057041

ADVERTISEMENTS



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HAPPY
EASTER

The words "HAPPY" and "EASTER" are rendered in large, bold, green, sans-serif capital letters. Each letter is intricately decorated with various Easter-themed illustrations. The letters of "HAPPY" feature a rabbit, a striped egg, a chick, a molehill, a butterfly, and a star. The letters of "EASTER" feature a chick, a molehill, a butterfly, a star, a blue egg, a molehill, a star, a red egg, and a molehill. The overall style is bright, cheerful, and whimsical.

