

# KEY VISTA

PELICAN

THE OFFICIAL NEWSLETTER OF THE MASTER HOA



VOLUME LVIII - ISSUE 46

JANUARY/FEBRUARY 2024



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# KEY VISTA MASTER HOA INFORMATION



## ASSOCIATION MANAGER

Derek Lovett - Leland Management

email: [dlovett@lelandmanagement.com](mailto:dlovett@lelandmanagement.com)  
phone: 727-451-7907

## 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

## MAINTENANCE

Anthony Salcedo

Tuesday - Thursday 7 am - 3 pm  
Friday & Saturday 8 am - 4pm  
Work Cell: 727-776-7390

## CLUBHOUSE CONTACT INFO

Email: [kvclubhouse@mykeyvista.com](mailto:kvclubhouse@mykeyvista.com)  
Website: [www.mykeyvista.com](http://www.mykeyvista.com)

## CLUBHOUSE HOURS

Facility: Everyday ..... 5 am - 10 pm  
Pool: Everyday ..... 8 am - 10 pm

## 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
Vice President	Mike Romalin
Secretary	Tommy Aquila
Treasurer	Robert Mulligan
Director	Lee Kalessis
Director	Gary Coull
Director	Joe Reynolds

**ALL MASTER BOD CORRESPONDENCE**  
[dlovett@lelandmanagement.com](mailto:dlovett@lelandmanagement.com)  
[nsantiago@lelandmanagement.com](mailto:nsantiago@lelandmanagement.com)

## STORAGE LOT COMMITTEE

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

## HEARING COMMITTEE

Chris Vlach  
John Mariane  
Marie Hawkins  
Dominic Celima





## A WORD FROM THE CLUBHOUSE MANAGER





Happy New Year! We hope you're enjoying a fantastic start to the year!


Just a friendly reminder to keep our community clean and enjoyable for everyone:


 Fishing in the ponds within Key Vista is strictly prohibited. Let's respect the rules to maintain a serene environment.

 There's been an increase in pet waste around common areas and on sidewalks. We've have "Pet Stations" throughout the community with FREE waste bags. There's no excuse not to pick up after your furry friends!

 Regarding parking, the tow company, A-1 Recovery, Inc., will only tow vehicles if clearly in violation with our parking policy and is reported by a resident, employee, or Board member. Report violations to 727-934-0025.

 The Master BOD Meeting Schedule for 2024 is posted on the website as well as in this Pelican.

 We'd love to celebrate the special people in our community! If you know someone deserving of acknowledgment for a birthday or milestone, please reach out to me.

 Interested in making a positive impact? Become a volunteer! Your extra help is always appreciated.

Your cooperation contributes to making Key Vista a wonderful place to call home.

Thank you for being part of our community!

 Natasha

Planning an event? Ensure availability by checking the calendar at [mykeyvista.com](http://mykeyvista.com) or calling the office. We offer special event reservations, as well as tables and chair rentals.



# KEY VISTA

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## BOARD MEETINGS

### Master BOD Meeting

3rd Thursday of the month at 6:30pm

### Single Family BOD Meeting

3rd Tuesday of the month at 6:30pm

### Villas BOD Meeting

4th Monday of the month at 6:30pm

## PARKING POLICY

### NO STREET PARKING

11 PM TO 5 AM (Sunday-Thursday)

2 AM TO 5 AM (Fri, Sat, & Holidays)

To park overnight at the Clubhouse for 24, 48, or 72 hours, a parking permit is required.

Contact the Clubhouse Manager to obtain one.

## MASTER BOARD OF DIRECTORS MEETING SCHEDULE 2024

- 
- **BOARD MEETING** January 25th at 6:30PM
  - **ANNUAL MEETING** March 28th at 6:00PM
  - **BOARD MEETING** April 11th at 6:30PM
  - **BOARD MEETING** June 20th at 6:30PM
  - **BOARD MEETING** August 22nd at 6:30PM
  - **BUDGET MEETING** October 25th at 6:30PM



# AT A GLANCE



## JANUARY

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7	8	9	10	11	12	13
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28	29	30	31			

## FEBRUARY

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31						

## APRIL

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28	29	30				

Master BOD Meeting  
 Villas BOD Meeting  
 Single Family BOD Meeting  
 Single Family ACC Meeting

Single Family Hearing Meeting  
 BINGO  
 Community Garage Sale  
 Community Open Houses  
 OneBlood

JANUARY

Single Family ACC Meeting  
**January 8th at 6:30PM**  
Single Family Hearing Meeting  
**January 9th at 6:30PM**  
Bingo  
**January 10th at 7:00PM**  
Single Family Board Meeting  
**January 16th at 6:30PM**  
Villas Board Meeting  
**January 22nd at 6:30PM**  
Bingo  
**January 24th at 7:00PM**  
Master Board Meeting  
**January 25th at 6:30PM**

FEBRUARY

Bingo  
**February 7th at 7PM**  
Single Family ACC Meeting  
**February 12th at 6:30PM**  
Single Family Hearing Meeting  
**February 13th at 6:30PM**  
Single Family Board Meeting  
**February 20th at 6:30PM**  
Villas Board Meeting  
**February 26th at 6:30PM**  
Bingo  
**February 28th at 7PM**



## BINGO

2nd & 4th Wednesday of the Month

*Hosted at Key Vista Master Clubhouse*

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

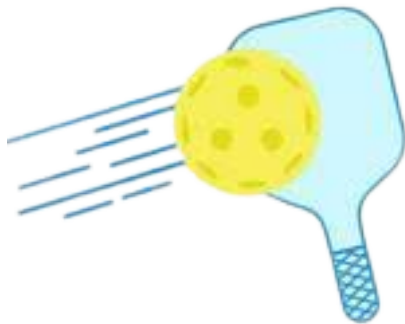
\$9 to play one of each game. Refreshments served.

## WATER AEROBICS

Monday, Wednesday, Fridays @ 10 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.



## PICKLE BALL

Monday, Thursday, Saturday @ 9 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.

## 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.





## FOOD TRUCK FRIDAY

Tentative Dates for January & February:

Friday, Jan. 12th: Rich Pho Ever

Friday, Jan. 26th: Impasto

Friday, Feb. 9th: Shula Burger



List of trucks and menu: [www.bestfoodtrucks.com/lots/keyvista](http://www.bestfoodtrucks.com/lots/keyvista)



## COMMUNITY GARAGE SALE

April 13th 2024 • 8 am - 4 pm

Held biannually in April and October.

Prepare for the upcoming garage sale by engaging in spring cleaning at home!

## COMMUNITY OPEN HOUSE

1st & 3rd Saturday of the Month • 1 pm - 4 pm

Open house signs are permitted only on Master property during the specified dates and times. Additionally, the gates will be kept open during these periods.



## BLOOD DRIVE

Friday, Jan 12th 2:30-6:30pm  
Friday, Mar 15th 2:30-6:30pm

All eligible donors will receive a \$20 eGift card, a OneBlood blanket, and a wellness checkup as a thank you for donating.



# KEY VISTA SINGLE FAMILY HOA INFORMATION



## ASSOCIATION MANAGER

Radley Travez - Terra Management

email: [kvsinglefamily@myterracommunity.com](mailto:kvsinglefamily@myterracommunity.com)

phone: 813-374-2363

## KEY VISTA SINGLE FAMILY BOARD OF DIRECTORS

President                      Dominic Celima

Treasurer                     Tommy Aquilla

Secretary                     Robert Shumski

ALL SF BOD GENERAL EMAIL CORRESPONDENCE  
[kvsinglefamily@myterracommunity.com](mailto:kvsinglefamily@myterracommunity.com)

## WELCOME COMMITTEE

Nancy Barone - Chairman  
Leah Kershner - Benevolent Only  
Kim Davenport

## ARCHITECTURAL COMMITTEE

Nancy Barone - Chairman  
Doug Stovall  
Kim Davenport  
Laura Grim

## COMPLIANCE COMMITTEE

Steve Barone - Chairman  
Maggie Sheridan  
Ken Wood

Alteration Applications and  
Paint Applications are  
available on the website under  
the Single Family HOA tab.

You can also review the Single  
Family Paint Colors and the  
Design Review Boards  
Approvals/Disapprovals.

[www.mykeyvista.com](http://www.mykeyvista.com)





# SINGLE FAMILY HOME OF THE MONTH



**JANUARY**

The Key Vista Single Family HOA presented the January Home of the Month to Salvatore & Mary Frank. In recognition of their outstanding home, they will receive a \$75 gift card. *January's Home of the Month was chosen by members of the Architectural Design Review Committee on behalf of the Key Vista Single Family Board.*

## HOLIDAY LIGHTS DISPLAY WINNERS



**1ST PLACE**

The Antico/Gerisch Family - 2601 Eagle Crest Court



**2ND PLACE**

The Arthur/Marotta Family - 2634 Coldstone Lane



**3RD PLACE**

The Richard Family - 2640 Hawk Roost Court

**CONGRATULATIONS!**



# KEY VISTA VILLAS HOA INFORMATION



## ASSOCIATION MANAGER

Beth King - Resource Property Management  
email: [bking@resourcepropertymgmt.com](mailto:bking@resourcepropertymgmt.com)  
phone: 727-796-5900

Kim Hipps - Administrative Assistant  
email: [khipps@resourcepropertymgmt.com](mailto:khipps@resourcepropertymgmt.com)

## DESIGN REVIEW BOARD

Marie Hawkins - Chair 727-945-0794  
Tom Simms - Member 609-522-8480

## DIRECTORY PUBLISHLER

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

## KEY VISTA VILLAS BOARD OF DIRECTORS

President	Gail McCoy	Treasurer	Kerry Cushing
812-592-1681	<a href="mailto:ladygailmccoy@gmail.com">ladygailmccoy@gmail.com</a>	813-786-1315	<a href="mailto:kcushing@tampabay.rr.com">kcushing@tampabay.rr.com</a>
Vice President	Betsy Papamitrou	Director	John Parkerson
336-314-2072	<a href="mailto:papamitrou.betsy@gmail.com">papamitrou.betsy@gmail.com</a>	502-902-7776	<a href="mailto:jparkerson@twc.com">jparkerson@twc.com</a>
Secretary	Denise Murphy	Director	Jim Zuber
727-218-3825	<a href="mailto:dmurphy717@yahoo.com">dmurphy717@yahoo.com</a>	614-562-7255	<a href="mailto:jimmyzee66@gmail.com">jimmyzee66@gmail.com</a>

## CLUBHOUSE COMMITTEE

Jim Zuber BOD Liaison  
John Parkerson BOD Liaison

## COMMUNICATIONS COMMITTEE

Joe Kluepfel Villas Website  
Betsy Papamitrou BOD Liaison

## COMPLIANCE COMMITTEE

## BUDGET, FINANCE, INSURANCE COMMITTEE

Kerry Cushing BOD Liaison

## GATES & CAMERA COMMITTEE

John Parkerson BOD Liaison

## GROUNDS COMMITTEE

## HEARING COMMITTEE

Jim Zuber BOD Liaison

## HURRICANE COMMITTEE

John Parkerson BOD Liaison

## PAINT COMMITTEE

Betsy Papamitrou BOD Liaison

## SOCIAL COMMITTEE

Gale McCoy BOD Liaison

## WELCOME COMMITTEE

Betsy Papamitrou BOD Liaison

Anyone interested in joining a committee  
can contact the appropriate BOD Liaison.



# WELCOME NEW KEY VISTA RESIDENTS



## ARBOR POINT

Gemma Schaefer & James Graber

**BAY POINT**

## HIDDEN KEY

Susan, Christine, & Jerry Cleary

**KEY POINT**

## LANTANA

**MONTEREY**

## NEWPORT

Michael & Cynthia Hull  
Mike & Peggy Preston

**VILLAS**





Florida, known as the Sunshine State, is not only a paradise for sun-seekers but also home to an incredibly diverse range of wildlife and ecosystems. From lush wetlands to pristine beaches, Florida's natural wonders captivate the imagination of nature enthusiasts. In this article, we embark on a journey to explore the unique biodiversity that makes Florida a haven for both flora and fauna.

**Everglades National Park: A Wetland Wonderland** The Everglades, a UNESCO World Heritage Site, is a vast wetland ecosystem that is truly one of a kind. Home to a variety of species, including alligators, manatees, and a myriad of bird species, this expansive marshland showcases the importance of preserving natural habitats.

**Endangered Marvels:** Florida Panther and Manatee Florida is home to some iconic but endangered species, such as the Florida panther and the gentle manatee. Learn about the conservation efforts in place to protect these magnificent creatures and the challenges they face in their natural habitats.

**Birdwatcher's Paradise:** Unique Avian Residents Birdwatchers will be delighted to know that Florida is a hotspot for bird diversity. From the charismatic roseate spoonbill to the majestic bald eagle, the state offers ample opportunities for birdwatching. Discover some of the best birding spots and the fascinating species that call Florida home.

**Coral Reefs:** Beneath the Surface Florida's coastline is adorned with vibrant coral reefs, providing a haven for marine life. Explore the underwater world and the importance of coral reef conservation. Learn about initiatives to protect these delicate ecosystems and ensure the health of the oceans.

**Preserving Florida's Natural Beauty:** Conservation Initiatives Dive into the various conservation initiatives and projects aimed at preserving Florida's natural beauty. From land conservation to marine protection, these efforts play a crucial role in maintaining the delicate balance of the state's ecosystems.

Florida's natural wonders are as diverse as they are captivating. Whether you're an avid nature enthusiast or simply someone looking to appreciate the beauty around you, the Sunshine State has something for everyone.

Let's celebrate and protect the unique biodiversity that makes Florida a true gem in the world of nature.



# QUICK & EASY RECIPES



## RASPBERRY JAM COCKTAIL

### Ingredients

- 4 Raspberries or a tbsp of Raspberry Jam
- 45ml vodka
- Schweppes Lemon Lime & Bitters
- 2 tsp caster sugar
- Ice

### Instructions

- Combine four raspberries and caster sugar in a sturdy glass, crush to a paste with a wooden spoon.
- Fill with ice, then add vodka and stir to combine.
- Top with Schweppes Lemon Lime & Bitters, stir once more to combine and serve!

## CREAMY CHICKEN FLORENTINE (One Pan)

### Ingredients

- 1 tbsp Extra Virgin Olive Oil
- 4 Chicken Breast Fillets
- 3 Garlic Cloves, thinly sliced
- 1/3 cup Dry White Wine
- 1 tbsp Dijon Mustard
- 2 cups Chicken Stock
- 1 1/2 cups Boiling Water
- 1 1/2 cups Linguine
- 1 cup Thickened Cream
- Baby Spinach

### Instructions

- Heat oil in a round frying pan over high heat. Season chicken with salt and pepper. Add chicken to pan. Cook for 4 to 5 minutes each side or until well browned and cooked through. Transfer to a plate. Cover loosely with foil.
- Add garlic to pan. Cook for 30 seconds. Add wine and mustard. Boil for 1 minute, scraping base of pan, or until wine has reduced by half. Add stock and water. Bring to the boil. Add pasta. Stir well. Cook, covered, for 10 minutes, stirring every 2 minutes (scrape base of pan to make sure pasta doesn't stick) or until pasta is just tender.
- Add cream and spinach to pan. Stir until well combined. Add chicken and resting juices to pan. Season with salt and pepper. Cook for 2 minutes or until spinach just starts to wilt. Drizzle with extra cream. Serve!





## DID YOU KNOW?



- Did you know that octopuses are master escape artists? These incredible cephalopods have been known to escape from aquarium tanks, solve puzzles to obtain food, and even mimic the appearance of other marine animals. With their intelligence and problem-solving abilities, octopuses continue to surprise researchers and aquarium enthusiasts alike.
- Archaeologists have discovered pots of honey in ancient Egyptian tombs that are over 3,000 years old and still perfectly edible. Honey's unique composition, low water content, and natural acidity create an environment that resists bacteria and spoilage.
- The Anglo-Zanzibar War of 1896 holds the record for the shortest war in history, lasting a mere 38 minutes. The conflict arose over the succession of the Sultan of Zanzibar, and when negotiations failed, the British launched a swift attack. By the time the dust settled, the war was over, leaving an interesting footnote in the annals of military history.
- In botanical terms, bananas qualify as berries, while strawberries do not. True berries develop from a single ovary, and bananas fit this definition. On the other hand, strawberries, with their seeds on the outer skin, are classified as aggregate fruits.
- Due to thermal expansion, the Eiffel Tower can expand and contract with temperature changes. During hot summer days, the iron structure can expand, causing the tower to grow by as much as 6 inches.
- The Great Emu War: In 1932, Australia experienced a peculiar conflict known as the Great Emu War. Faced with an overpopulation of emus damaging crops, the Australian government deployed soldiers armed with machine guns to control the emu population. Despite their efforts, the emus proved to be elusive, and the military's "war" against the flightless birds ended in a comical defeat.
- The blue whale, the largest animal on Earth, has a heart that can weigh as much as a car. This incredible mammal's heart is so massive that a small child could theoretically crawl through its arteries!
- Cows are social animals that form close bonds with others in their herd. They have been observed forming strong friendships and becoming stressed when separated from their best buddies. Just like humans, cows enjoy the company of their closest friends.
- The Dancing Plague of 1518: In Strasbourg, France, in 1518, a strange phenomenon occurred known as the Dancing Plague. Hundreds of people began dancing uncontrollably in the streets, and the bizarre episode continued for weeks. The cause of this mass dance hysteria remains a mystery to this day.
- The axolotl, a salamander native to Mexico, is known for its remarkable ability to regenerate body parts. Not only can it regrow limbs, but it can also regenerate parts of its heart, brain, and spinal cord. This unique feature has made the axolotl a subject of fascination for scientists studying regeneration.
- Bubble wrap, the popular packaging material, was initially invented in 1957 as a textured wallpaper. However, it didn't find success in that role. It wasn't until later that its use as protective packaging material took off, becoming a staple in shipping and packaging industries.



# PLACE YOUR ADVERTISEMENT WITH US!

Business Card:	\$10.00
¼ Page:	\$20.00
½ Page:	\$35.00
Full Page:	\$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.



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## **Tax returns, Payroll, Accounting**

Rexford and Susan Roseberry  
Key Vista residents  
2527 Wood Pointe Drive • Holiday, Florida 34691  
Phone: 330-323-0467  
Email: [rexroseberry@gmail.com](mailto:rexroseberry@gmail.com)

# DARLA WRIGHT

*Buying or selling... it's your move!*



I'm a real estate agent with Future Home Realty, Inc. in Tampa, FL and the nearby area, providing home-buyers and sellers with professional, responsive and attentive real estate services. Want an agent who'll really listen to what you want in a home? Need an agent who knows how to effectively market your home so it sells? Give me a call! I'm eager to help and would love to talk to you.

Visit my website for more information: [www.DarlaWright.com](http://www.DarlaWright.com)



## **CONTACT ME**

Direct: 727.644.4551

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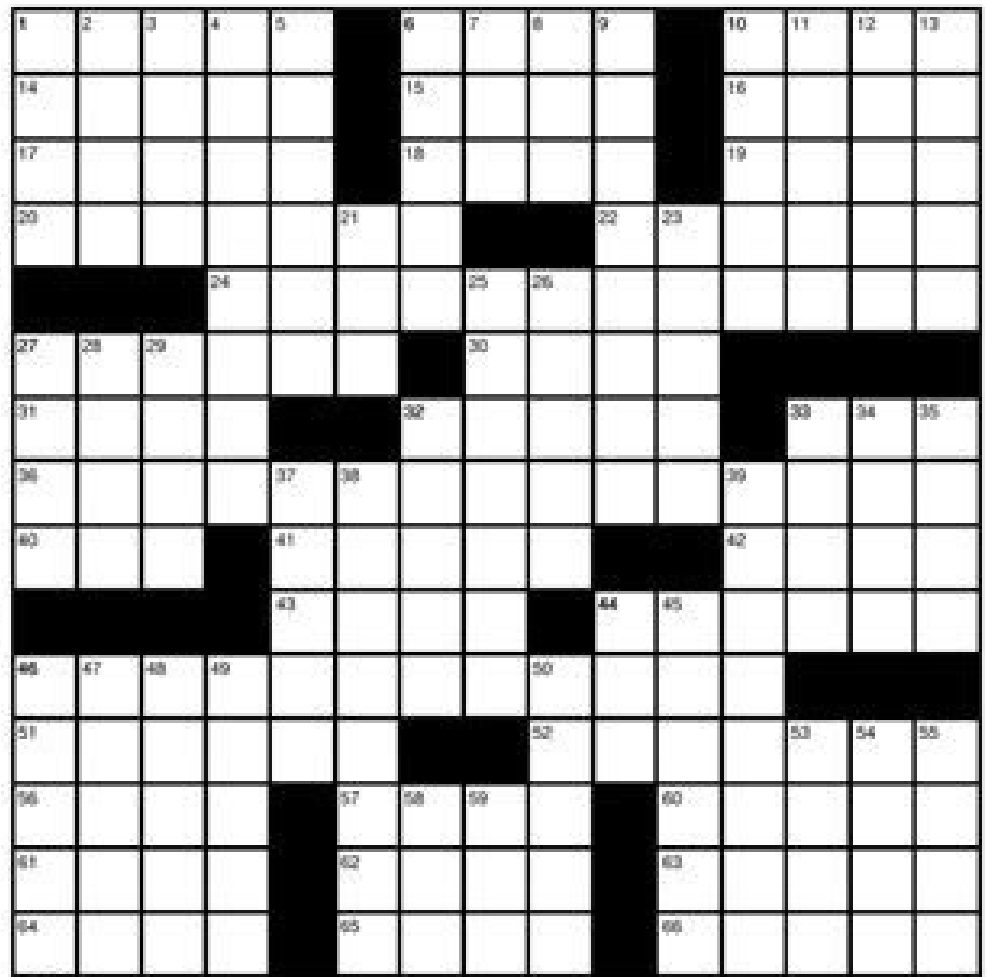
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**ACROSS**

1. Popular chutney ingredient
6. It may be rowed
10. Stats. that supplement your SATs
14. Voter reg. grp. in the news
15. Gothic cathedral feature
16. Small songbird
17. It's bound for harvest
18. Lug
19. Ancient theaters
20. "I" minded
22. Total
24. Contractor's offering
27. Famous balcony occupant
30. Fryer's fat
31. Gray subj.
32. Jamaican fruits
33. It has salt within it and salts above
36. Nintendo booklet
40. PST part
41. Shoot up like \_\_\_\_\_
42. Smew, e.g.
43. Bronze age arm band
44. They may be rowed
46. Past the breaking point
51. Passes on
52. It may help you regain your focus?
56. Burn a bit
57. Fog
60. Target, on the diamond
61. Seed covering
62. Infernal quality
63. Following
64. Totals
65. Drains
66. Lawman Earp

**DOWN**

1. Photon's lack
2. Pine
3. Yuletide
4. Tagger's art



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5. Playing at peak
6. Use the tub
7. Guillermo's gold
8. Tread the boards
9. Flamboyant
10. Murkiness
11. "The Taming of the Shrew" locale
12. Fail to be
13. Travel round the rink
21. Word with chess or opening
23. Thick
25. "View of Toledo" painter
26. Health to Hernando
27. 1975 move about Amity horror
28. Tesla, for one
29. Word before up, down, back, or low
32. In \_\_\_\_ (unborn)
33. Heart's partner
34. SASE, typically
35. Pops the question
37. Bumpo the Deerslayer
38. Designs on Nike shoes
39. Distinguish
44. Place for rooting
45. Kornfield Kounty comedy hour
46. Keiko's kin
47. India's first P.M.
48. Miner's filing
49. Sandwich and Salisbury, e.g.
50. Is sensitive
53. Singer James
54. Correction for a correction
55. Injury that brings you before the bench
58. Hollywood Gardner
59. Kind of code or car