

KEY VISTA

PELICAN

THE OFFICIAL NEWSLETTER OF THE MASTER HOA

Happy 
St. Patrick's
Day 

VOLUME LIX - ISSUE 47

MARCH/APRIL 2024



KEY VISTA MASTER HOA INFORMATION



ASSOCIATION MANAGER

Derek Lovett – Leland Management

email: 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
Website: 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
Treasurer	Robert Mulligan
Director	Lee Kalessis
Director	Gary Coull
Director	Joe Reynolds

ALL MASTER BOD CORRESPONDENCE
dlovett@lelandmanagement.com
nsantiago@lelandmanagement.com

STORAGE LOT COMMITTEE

Rich Miccio
Email: knotricky@tampabay.rr.com

HEARING COMMITTEE

Chris Vlach
John Mariane
Marie Hawkins
Dominic Celima



A WORD FROM THE CLUBHOUSE MANAGER



I wanted to take a moment to share some friendly reminders with you. Firstly, April will mark my two-year anniversary here at Key Vista, and what a journey it has been! Time truly flies by. I've had the pleasure of learning about the history of our neighborhood from the original homeowners and extending warm welcomes to our new owners and residents.

With Spring Break just around the corner, it's important for all of us to ensure a safe and enjoyable environment at our Clubhouse and Pool facilities. Please take a moment to familiarize yourself with the Rules and Regulations:

Guest Policy: Each household is kindly reminded to limit guests to two per household. Any additional guests require booking an event with associated fees.

ID Bracelets: For access to the amenities, residents and their guests must wear ID bracelets. Blue bracelets are for residents aged 13 years and over, red bracelets for residents under 13 years, and black bracelets for guests.

Pool Safety & Pool Deck Etiquette: While enjoying the pool, remember that rafts, balls, and other inflatables are not permitted. Noodles are welcome! Please avoid running, diving, jumping, or flipping in the pool to ensure everyone's safety and enjoyment. Refrain from bringing food or drinks into the pool or into the spa. Smoking is permitted only in designated areas.

Closing Time: The Clubhouse and Pool facilities close promptly at 10:00 PM. Your cooperation ensures a peaceful environment for all residents.

Remember, adherence to these rules not only ensures everyone's safety but also maintains the pleasant atmosphere we all value. Failure to comply may result in the suspension of clubhouse/pool privileges, impacting the entire household.

Lastly, please be aware that our facility utilizes security cameras to maintain a safe environment and identify any offenders.

Natasha 

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

KEY VISTA

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

UPCOMING EVENTS

in March & April

community open
house

mar
2

1-4 PM

scavenger hunt

mar
11-18

prize for
participants who
complete the hunt!

bingo

mar
13

\$9 to play one of
each game

7PM

oneblood

mar
15

2:30-6:30 PM

community open
house

mar
16

1-4 PM

bingo

mar
27

\$9 to play one of
each game

7PM

egg hunt

mar
30

RSVP!
11AM

community open
house

april
6

1-4 PM

bingo

april
10

\$9 to play one of
each game

7PM

food truck friday

april
19

Kebablicious
5-7:30PM

community open
house

april
20

1-4 PM

bingo

april
24

\$9 to play one of
each game

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

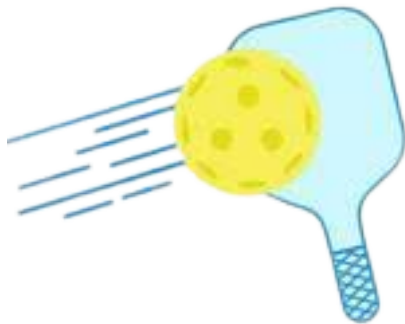
\$9 to play one of each game. Refreshments served.

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.





COMMUNITY EVENTS



FOOD TRUCK FRIDAY

Tentative Dates for March/April:

Friday, Mar. 8th: The Great American Quesadilla Company



List of trucks and menu: 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

Tentative Dates for 2024:

Friday, Mar 15th 2:30–6:30pm
Friday, May 24th 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.

Tab Bearley	Martin McCoy Jr.
Pamela Varricchio	Robert Kozlowski
Elizabeth Wozniak	Tamara Mickey-Bearley

On January 12th, OneBlood collected 6 units, contributing to the preservation of 18 lives. A special thank you and appreciation to all those who donated and aided in their mission to help save lives!



KEY VISTA SINGLE FAMILY HOA INFORMATION

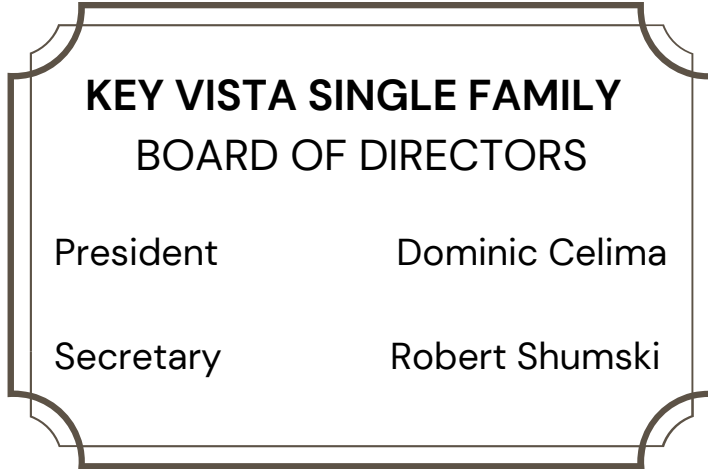


ASSOCIATION MANAGER

Radley Travez – Terra Management

email: kvsinglefamily@myterracommunity.com

phone: 813-374-2363



ALL SF BOD GENERAL EMAIL CORRESPONDENCE
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



SINGLE FAMILY HOME OF THE MONTH



JANUARY

Congratulations to Salvatore and Mary Frank. They will receive a \$75 gift card. This month's Home of the Month was chosen by members of the Architectural Design Review Committee on behalf of the Key Vista Single Family Board.



FEBRUARY

Another beautiful Key Vista Home has been selected as Home of the Month for February. Congratulations to Daniel & Domenica Engler. They will receive a \$75 gift card. This month's Home of the Month was chosen by members of the Key Vista Single Family Board.

CONGRATULATIONS!



KEY VISTA VILLAS HOA INFORMATION



ASSOCIATION MANAGER

Beth King – Resource Property Management
email: bking@resourcepropertymgmt.com
phone: 727-796-5900

Kim Hipps – Administrative Assistant
email: khipps@resourcepropertymgmt.com

DESIGN REVIEW BOARD

Marie Hawkins - Chair 727-945-0794
Tom Simms - Member 609-522-8480
Nick Lanzo - Member 845-499-3682

DIRECTORY PUBLISHLER

Betsy Papamitrou 336-314-2072
papamitrou.betsy@gmail.com

KEY VISTA VILLAS BOARD OF DIRECTORS

President	Gail McCoy	Treasurer	Bruce Levine
812-592-1681	ladygailmccoy@gmail.com	215-771-9674	brucelevine66@aol.com
Vice President	Betsy Papamitrou	Director	John Parkerson
336-314-2072	papamitrou.betsy@gmail.com	502-902-7776	jparkerson@twc.com
Secretary	Denise Murphy	Director	Jim Zuber
727-218-3825	dmurphy717@yahoo.com	614-562-7255	jimmyzee66@gmail.com

CLUBHOUSE COMMITTEE

Jim Zuber (Pool) BOD Liaison
John Parkerson (Clubhouse) BOD Liaison

COMMUNICATIONS COMMITTEE

Joe Kluepfel Villas Website
Betsy Papamitrou EBlasts/FB Group Admin BOD Liaison

COMPLIANCE COMMITTEE

TBD

BUDGET, FINANCE, INSURANCE COMMITTEE

Bruce Levine BOD Liaison

GATES & CAMERA COMMITTEE

John Parkerson BOD Liaison

GROUNDS COMMITTEE

TBD

HEARING COMMITTEE

Jim Zuber BOD Liaison

HURRICANE COMMITTEE

John Parkerson BOD Liaison

SOCIAL COMMITTEE

Gale Parkerson Chair Person
Gail McCoy BOD Liaison

WELCOME COMMITTEE

Betsy Papamitrou BOD Liaison

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



VILLAS YARD OF THE MONTH



Congratulations to Dwayne and Janice Haney who reside at 2929 Wood Pointe Dr. It is obvious the Dwayne and Janice take pride in making their yard a beautiful place for us all to see. The transformation is remarkable!

FEBRUARY

A WORD FROM KVV SOCIAL COMMITTEE

On Saturday February 10th we had our 2nd Galentine (Women Celebrating Women) event. Our men did an awesome job serving the women and entertaining us with their dance. Everyone enjoyed a meal together, dancing and making new friends. Ray Gaumont provided the music and Tim Dorsey joined Ray in a few duets.

Thanks to everyone who help make this event successful! We are so blessed to live in a community that has such talented individuals.

We had the opportunity to celebrate the Chinese New Year; the year of the Dragon with Snowflake and Ken Yang. Everyone presence got to participated in making wontons. Afterwards we enjoyed a meal together. Thank you, Snowflake and Ken, for sharing this wonderful experieence with us.

Our next event is the St Patrick Day Potluck on March 16th. Watch for sign up sheet in our clubhouse. Come join in the fun and wear your green.

In January, Carol O’Conner Eisenberg taught a craft class on making “Junk Boxes” February class is “Painting Wine Glasses”. Thank you, Carol, for your time, patience and talents. Sign up sheets in our clubhouse. Watch your emails for upcoming classes.

Attached is a copy of our upcoming events. Please mark your calendars. We look forward to seeing you at these events.

Your Social Committee volunteers their time to plan these events. They spend many hours behind the scenes to ensure these events are available for you. Come and support your community.

Thanks,

Gale Parkerson Social Committee Chairperson

Line Dancing	Weekly	Tues	2:30-3:30 pm
Bunco	Monthly	3rd Mon	6:30 pm
St Patrick Day Potluck	3/16	Sat	1 pm
Garage Sale	4/13	Sat	8 – 1 pm
Elder Abuse/Safety Workshop	4/10	Tues	6:30 pm
Men’s Golf Scramble/Luncheon	4/9 {tentatively}	Mon	8 Ish am



WELCOME NEW KEY VISTA RESIDENTS



ARBOR POINT

Gary & Nizeli Gibbings
John Longmore
Marli Loperena

BAY POINT

HIDDEN KEY

Susan, Christine, & Jerry Cleary

Warren & Janice Gaul

KEY POINT

LANTANA

Wesley & Kathleen Girvin

Tammy Marsigliano

MONTEREY

NEWPORT

James & Cindy Martin
Rob & Caroline Lockett

VILLAS



QUICK & EASY RECIPES



SPRING FLING

Ingredients

- 2 oz 1800 Silver Tequila
- 2 oz Fresh Grapefruit Juice
- 0.5 oz Fresh Lime Juice
- 0.5 oz Agave Nectar
- For garnish Pink Salt and Turbinado Sugar

Instructions

- Add tequila, juices and nectar to a shaker filled with ice. Shake until blended and chilled.
- Rim a highball glass with pink salt and sugar blend; fill with ice.
- Strain cocktail into glass and garnish with a lime wheel and grapefruit twist.

SAUSAGE WONTON STARS

Ingredients

- 1/2 medium sweet red pepper, chopped
- 2 bunches green onions, sliced
- 1/2 cup ranch salad dressing
- 1 package (12 ounces) wonton wrappers
- 1 pound bulk pork sausage
- 2 cups shredded Colby cheese
- 1/2 medium green pepper, chopped

Instructions

- Preheat oven to 350°. Lightly press wonton wrappers onto the bottoms and up the sides of greased miniature muffin cups. Bake until edges are browned, about 5 minutes.
- In a large skillet, cook sausage over medium heat until no longer pink, breaking it into crumbles; drain. Stir in cheese, peppers, onions and salad dressing. Spoon a rounded tablespoon into each wonton cup. Bake until heated through, 6-7 minutes.



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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OWNER

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Phone: 330-323-0467
Email: rexroseberry@gmail.com

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Visit my website for more information: www.DarlaWright.com



CONTACT ME

Direct: 727.644.4551

darlawrightrealtor@gmail.com



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One-word songs

ALWAYS	IRONIC
ANACONDA	JOYRIDE
BELIEVE	PERFECT
BREATHIN	ROSANNA
CHANDELIER	SEÑORITA
CIRCLES	SHALLOW
DREAMLOVER	SKYFALL
DYNAMITE	SUNFLOWER
HELLO	

R E W A T I R O N E S N A R R
I R E V I T E L A L Y C I E E
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D Y N A M I T E I E A L E E O
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N I H T A E R B N L R C A L R

Disney

ARIEL	MINNIE
BALOO	MOWGLI
CINDERELLA	MULAN
DONALD DUCK	PINOCCHIO
DUMBO	PLUTO
GENIE	RAPUNZEL
GOOFY	SIMBA
JASMINE	URSULA
MICKEY MOUSE	WOODY

R Y J O I B B B Y N M U L F A
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