

# **Board of Directors Meeting Minutes**

**May 26, 2016 6:30pm**

**Meeting Location: Master Clubhouse  
2530 Key Vista Blvd.  
Holiday, FL 34691**

**Call to Order:** Bob Fanning, President convened the meeting of the Master BOD at 6:30pm.

**Proof of Notice of the Meeting:** Notice was posted 48 hours in advance of the meeting at both Clubhouses, on two (2) signs at both of the entrances and on [www.mykeyvista.com](http://www.mykeyvista.com), and on the Master HOA official website. Proof of notice was established.

**Proof of Quorum:** Bob Fanning, Chuck Newman, Lori Loucas, Joe Harris, Joe Sousa, Ellen Maracotta and Bill Hubbard were present. Also present was Chris Haines, LCAM.

**Reading of the Previous Meeting's Minutes:** Motion to waive the reading of the minutes from the April 28<sup>th</sup> and May 11<sup>th</sup> 2016, Board of Directors meetings was made by Lori and seconded by Chuck. All in favor.

**Treasurer's Report:** Lori read the Treasurer's report. A balance of \$2,015,132.22 was reported which was more than the previous month. There have been \$285,000 expenditures to date of the \$308,000 budget, a \$23,000 variance. We are over budget in irrigation due to the installation of two new well pumps. Accounts receivable are \$160,983.20. Delinquent accounts are \$142,000, down \$1,000.

## **Old Business:**

**Yellowstone:** Clyde Watson suggested changes in the original landscape contract of 2008. He suggested that Saint Augustine grasses be cut 42 times per year and Bahia 32 times a year, change annual flowers to perennials, adding poisonous baits for fire ants, keeping donuts, and adding back requiring cutting back around sprinkler heads. Mulching mowers should be a requirement. Clyde recommends treating fireants as needed up to 42 times per year and not once a year treatments. Recommends building into contract pay per completion as opposed to 12 equal payment yearly.

**Cutbacks:** Cutbacks are 2/3 complete. Clyde presented a proposal from Renegade to complete the cutbacks. Motion made by Chuck to accept Renegade proposal for \$16,575 to complete the

cutbacks, seconded by Ellen, all in favor. Chuck stated that Yellowstone is not maintaining cutbacks. Joe H ask that a map be posted in the clubhouse to inform homeowners where cutbacks have been completed and where cutbacks are underway.

**Pond Restoration:** Clyde has purchased bald Cyprus trees to be planted around ponds. Ellen also obtained 5 wetland trees donated by Pinellas County Pond Expo. Joe H motioned to accept and plant the trees at pond #3 which is directly across from the main gates. Seconded by Bill. All in favor.

Pond #6 across from the master clubhouse often becomes algae clogged. ASI proposed planting aquatic plants around the pond to filter pollutants causing algae bloom. Motion to accept ASI proposal to plant \$1000 of two types of plants with an 80% guarantee by Bill. Seconded by Lori, all in favor.

Motion to approve planting of donated Magnolia from Ellen on master property between Grey Dove Ct and Sandy Hill Ct by Chuck, seconded by Bill, all in favor.

**Landscape Committee:** Committee recommend that nothing be planted to replace pine trees removed at the front gate. They have proceeded to have Clyde purchase and have installed 2 oaks and a crêpe myrtle to replace pines removed from Banner Stone island and replace removed pines behind master pool with drake elms. In addition, the committee recommended that Yellowstone inoculate the Madjool palms at the front gate that are not infected to avoid the palm disease affecting Florida palms. Clyde will obtain bid from Yellowstone.

Landscape committee asked to have the replacing of annuals with perennials as their next project, replacing them 2 times a year rather than 4. Bob approved.

**Delinquent Accounts:** Joe S considers the task done.

**Hot Water Heater Replacement:** Clyde presented information for the board's consideration about replacing the clubhouse's 13 year old hot water heater and recommends solar water heater. Bob motioned to offer bidder \$12,000 of \$12,400, but to accept the full bid if bidder will not accept the counteroffer. Motion seconded by Bill, Ellen and Joe S against. Bob, Bill, Lori, Chuck in favor. Motion passed.

**Plantain Erosion Issue:** The board agreed to notify the Villas of the issue and look to the homeowners for responsibility and repair by licensed experts at homes at 2813, 2817, and 2743 Plantain. The Villas board will have ten days to respond. Clyde will provide the address of the additional erosion issue at a home on Pleasant Hill Lane.

**Communications Committee:** board agreed to begin communication with homeowners about changes with or from the Bright house contract. The committee recommends ending all cable contracts with the board. The board tabled discussions about credits due homeowners.

**Roads Committee:** The committee has not met yet.

**Easement at Banner Stone:** Attorney has sent a letter to the homeowner. There has been no reply from the homeowner.

**Easement at 2448 Bay Field Ct:** Homeowners responded that they are not willing to allow easement request. The attorney will now file suit. Lori motioned to go forward with a law suit, seconded by Bill. Ellen against. Bill, Chuck, Bob, Lori, Joe H, Joe S in favor. Motion passed.

**Street Modification Request by Villas Owner:** Bill motioned to deny the homeowner's request, seconded by Joe H, Ellen abstained, all others in favor, motion to deny approved.

**Villas Gate Sign Request:** The Villas withdrew their request.

## **New Business**

**RV Lot:** Chuck recommended rewriting of the RV lot rental agreement.

**Entertainment Committee:** tabled until June meeting.

**Neighborhood Watch:** homeowners, asked if board approval was necessary. Bob said no approval necessary.

**Resident Comments:** The board heard questions and suggestions from homeowners.

**Adjournment:** With no other business to discuss, Bob made a motion to adjourn the meeting, seconded by Joe H, all in favor. Meeting was adjourned at 9:37PM. The next scheduled Board Meeting is June 23, 2016, at 6:30pm.

Respectfully submitted:

Ellen Maracotta, Secretary, Key Vista HOA, Inc.

