

KEY VISTA MASTER HOA, INC.
Minutes of the Meeting of the Board of Directors
Thursday, March 23, 2017

The Regular Meeting of the Board of Directors of Key Vista Master HOA, Inc. was held on March 23, 2017 at the Key Vista Clubhouse, 2530 Key Vista Blvd., Holiday, FL 34691.

First Order of Business
CALL TO ORDER – ROLL CALL – QUORUM

The meeting was called to order at 6:40 PM. Directors present were Ellen Maracotta, Lori Loucas, Chuck Newman, and Chris Sejack. Directors Tammy Gulley, Tom Mazzant, and Joe Harris were absent. A quorum was established.

Also present was Kelley Cate of Terra Management Services, LLC. Two homeowners were also in attendance. Proper notice of the meeting made in advance of the meeting as required.

Second Order of Business
MEETING MINUTES – JANUARY 26, 2017

The minutes of the February 16, 2017 meeting had previously been distributed for review. There being no changes, motion was made to accept.

On Motion made by Ellen Maracotta, and duly seconded by Lori Loucas, the Board unanimously approved the Minutes of Meeting of February 16, 2017 as submitted.

Third Order of Business
TREASURER'S REPORT

Lori Loucas presented a report with the as of February, 2017. She stated that the financials show that the association was currently under budget. It was requested that the Treasurer's report be amended to reflect \$2,137,349.68 total.. Motion was made to accept the financial report as amended.

On Motion made by Chris Sejack, and duly seconded by Ellen Maracotta, the Board unanimously approved the Treasurer's report as amended.

Fourth Order of Business-
MANAGEMENT REPORT

Resales. No new owners.

Delinquencies. Balance as of 3/17/17: \$157,874.13 (\$4,957.50 less than February)

- 2530 Grey Dove Court: Owner has sent in a request for a reduction in fees and a payment plan. Is requesting to have \$151.26 waived and to pay \$20.00 per month to

51 pay off remaining \$200.00 with no additional penalties. After discussion motion was
52 made.

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54 ***On Motion made by Chuck Newman, and duly seconded by Lori Loucas, the Board***
55 ***approved the proposed waiver and payment plan proposed by 2530 Grey Dove.***
56 ***Chuck Newman, Ellen Maracotta, Lori Loucas were in favor. Chris Sejjack was***
57 ***opposed. Motion passed.***

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59 ***Grounds.***

- 60 • Camera System: Red Hawk was to replace one of the tag cameras at the entrance to
61 enhance imaging capabilities week of March 17, 2017. As of 3/20/17, camera had not
62 come in for installation. Proposal for two bollards received for front entry for
63 \$3,723.60; discussed with contractor that only one would be likely to be needed at
64 entrance, requested revised proposal and proposal for rear gate. Not received as of
65 3/20/17.
- 66 • Telephone Lines: Lines were transferred to Frontier, continued programming issues with
67 gate systems. Was found that the modem was tied to main line.
- 68 • Bay Field Court Project: As of March 15, 2017 the well contractor was still at least two
69 weeks out in scheduling.
- 70 • Cutbacks: Proposal received for cutbacks on Punta Pulma. After discussion, it was
71 agreed to table the matter and set an appointment with the contractor to discuss the
72 area and treatment of Brazilian pepper trees.
- 73 • Erosion: 2813/2817/2743 Plantain: Owners have until March 29th to respond and/or
74 repair the issue. One response was received from an owner on behalf of 2813/2817
75 Plantain, which requested to extend the pipe to the pond and fix the existing erosion.
76 After discussion it was agreed to deny the request and suggest to the owner that they
77 hire a professional to fix any water retention issues on their property.
- 78 • Proposal received from 3 Seasons to remove 26 dead/dying trees from common area:
79 \$3,825.00. Motion was made to accept and seconded; It was suggested that the one
80 pepper tree to be removed by treated with Garlon. Motion was made as amended.

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82 ***On Motion made by Lori Loucas, and duly seconded by Ellen Maracotta, the Board***
83 ***approved proposal for tree removal contingent upon the pepper tree being***
84 ***treating with Garlon at no additional cost. Motion carried unanimously.***

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87 • Fitness Equipment Contract: Approval sent to Bandit Fitness; they responded stating
88 that the original quote was an older one and the cost would be an additional \$10.00 per
89 service date. Motion was made to accept.
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On Motion made by Chuck Newman, and duly seconded by Chris Seffack, the Board unanimously approved the revised proposal from Bandit Fitness.

- New Landscaping- Indian Key Drive/Key Vista Boulevard: New landscaping approved at previous meeting. Clyde Watson requested that the irrigation be reviewed prior to installation of new plants; W.R. Sainsbury submitted a proposal for \$450.00 to move some heads and add additional heads for better coverage. The Board asked for more information on the number of heads prior to approval.
- Lighting: Proposal received to replace light out at pool area with an LED fixture for \$660.00. It is suggested that the second/similar light at the pool also be upgraded at the time of the change out for an additional \$660.00. After discussion it was agreed to not use LED until more information was obtained.
- Rear Gate vandalism: Suspect was located and has contacted the clubhouse manager stating that they are willing to pay for the damage and anything else that resulted in their actions. It was agreed to allow payment for damage, to include the time of the employees that responded to the issue.

Miscellaneous.

- Doreen Williams submitted a request to have a community shredding day. Pricing information was distributed. After discussion it was agreed not to have a community shredding day.
- Doreen Williams submitted a request for \$150.00 for the Easter Egg Hunt/activities. After discussion it was agreed to permit \$250.00 for the event.

Fifth Order of Business-
MEMBER COMMENTS

There were no comments.

Sixth Order of Business-
OLD BUSINESS

There was no old business to discuss.

Seventh Order of Business
NEW BUSINESS

Computer Networking. Proposals were presented for networking the clubhouse computers for two access points. After discussion, motion was made to accept the proposal submitted by Redhawk Security.

On Motion made by Chris Seffack, and duly seconded by Chuck Newman, the Board unanimously approved the proposal submitted by Redhawk Security.

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Eighth Order of Business
ADJOURNMENT

There being no further business, motion was made by Ellen Maracotta, seconded by Chuck Newman, to adjourn at 8:20 PM. Motion passed unanimously.

Approved:

JD Brookings (Signature)

on behalf of Secretary

4.27.17 (Date)