

KEY VISTA MASTER HOA, INC.
Minutes of the Meeting of the Board of Directors
Thursday, April 27, 2017

The Regular Meeting of the Board of Directors of Key Vista Master HOA, Inc. was held on April 27, 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 6:32 PM. Directors present were Tammy Gulley, Joe Harris, Lori Loucas, Ellen Maracotta, Tom Mazzant, Chuck Newman, and Chris Sejack. A quorum was established.

Also present was Nancy Brooking of Terra Management Services, LLC. Proper notice of the meeting made in advance of the meeting as required.

Second Order of Business
MEETING MINUTES – March 23, 2017

The Minutes of the March 23, 2017 meeting had previously been distributed for review. There being no changes, motion was made to accept.

On Motion made by Lori Loucas, and duly seconded by Chuck Newman, the Board unanimously approved the Minutes of Meeting of March 23, 2017 as submitted.

Third Order of Business
ENVERA PRESENTATION

Jim Bispo of Envera Systems presented a 20 minute slide show on Envera's security system products. A summary of products and pricing was distributed to the Board for review.

Fourth Order of Business
TREASURER'S REPORT

Lori Loucas presented a report with the as of April 27, 2017 (attached). The Income Statement and Balance Sheet for 3.31.17, along with a current Aged Balance Report, was also provided. Nancy Brooking commented that collection efforts on delinquent accounts was ongoing. Motion was made to accept the financial report as submitted

On Motion made by Chuck Newman, and duly seconded by Chris Sejack, the Board unanimously approved the Treasurer's Report as of 4.27.17, as submitted.

Fifth Order of Business-
MANAGEMENT REPORT

Resales. There have been fifteen (15) resales in the community since 1.1.17.

52 *Common Area/Grounds.*

53 • **Red Hawk Security System:**

- 54 - Extensive scan diagnostic on all 4 PCs at the clubhouse has been completed, with removal of
55 a significant amount of malware/viruses. Windows 10 will be installed on all units.
56 - Authorization has been issued for both networking and front gate bridge. It was noted that
57 Red Hawk was onsite at that time working on the networking.
58 - Nancy Brooking provided a summary of services prided by Red Hawk to date, as well as a list
59 of recommended proposals. Discussion ensued as to the direction the Association ought to
60 take regarding modifications to the security system. Members had been impressed with the
61 products offered by Envera, and therefore were reluctant to move forward with additional
62 work at the front/rear gates at this time. Motion was made to have Envera install active
63 video surveillance at the pool, with the intention of possible expanding similar surveillance
64 at the gates.

65
66 ***On Motion made by Ellen Maracotta, and duly seconded by Tammy Gulley, the***
67 ***Board authorized purchase of Envera video surveillance at the pool. Vote 6 – 1,***
68 ***with Chuck Newman voting no.***

- 69
70 • **Bayfield Court:** County permit secured. Dunedin Electric has given go ahead to install electric
71 meter. The Board would like a copy of the scope of work for this project.
72 • **Landscaping:**
73 - POs for mulch and palm tree trimming have been issued to 3 Seasons. Board member Ellen
74 Maracotta strongly objected to red mulch; the mulch color will be changed to brown.
75 - The Board reviewed cutback proposals submitted by 3 Seasons. After discussion, the Board
76 authorized 4 of the 5 areas: Ponce/Pulma; Key Vista Blvd; Indian Key/Tidal Key; and RV Park.
77 Cutback work along Oswego will be deferred at this time. Brazilian Pepper trees are to be
78 cut at base and treated with Garlon. It was noted that 3 Seasons needs to make sure they
79 are routinely maintaining those areas that have already had cutbacks performed.
80 - **Yellowstone Final Payment:** The final payment to former vendor Yellowstone was discussed.
81 The Board authorized Terra to prepare the final payment.
82 • **Fence/Redestrian Gate:** The Board revisited proposals for pedestrian gates/fence at the rear
83 gate. After discussion, the Board opted to move forward with the residential fence/gate
84 proposal previously submitted by American Landmark. Terra will contact vendor for a final site
85 meeting.

86 **Sixth Order of Business-**
87 **MEMBERS COMMENTS**
88

89 Mr. Passanise discussed landscape maintenance of the tree lawn area between street and sidewalk that
90 is across the street on Plantain Drive. Terra will review the plat to see if dedication of the easement was
91 made to the Association.
92

93 Ms. Rinnier commented on kids cutting through the woods near the abutting Duke Energy property,
94 harassing homeowners that live in the area. Discussion ensued about what, if anything, the Association
95 can do. Terra will contact Duke Energy to alert them that kids are hanging out in the woods on their
96 land and misbehaving.

Seventh Order of Business-

OLD BUSINESS

RV Electrical Modification: Nancy Brooking distributed a summary spreadsheet on proposals to install electric service at the RV storage area. The Board asked Nancy to locate the original proposals.

LED Lighting: Discussion ensued regarding whether to replace all exterior lighting in the pool/clubhouse area with LED bulbs. Clyde Watson provided detail, stating that fixtures that had been broken had been replaced with LED. It was decided to switch to LED as fixtures become damaged/burnt out.

Eighth Order of Business-

NEW BUSINESS

Roadway Paving: It was noted that Key Vista's reserve study lists the repaving date as 2018. Joe Harris stated that the Association should begin now to obtain and review proposals for repaving the community roadways. The new Terra manager will be assigned this project once he/she is on board.

Adverse Incidents at the Pool/Clubhouse: The Board discussed protocol for addressing reported adverse incidents at the pool/clubhouse. Currently, offending owners have access suspended. The Association will continue to deal with incidents on a case-by-case basis, in conjunction with Terra.

Ninth Order of Business-

ADJOURNMENT

There being no further business, Motion was made by Joe Harris, seconded by Lori Loucas, for adjournment at 8:53 PM. Motion passed unanimously.

Approved:

N. Brooking (Signature)

on behalf of Secretary
5.25.17 (Date)