

Key Vista Master

HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting February 21, 2018

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

Call to Order:

Mark Grande, President convened the meeting of the elected Master Association BOD at 7:00pm.

Proof of Notice of the Meeting:

Notice was posted 48 hours in advance of the meeting at the Master Clubhouse, on the sign on Key Vista Blvd. in front of the clubhouse and on www.mykeyvista.com, the Master HOA official website. Proof of Notice was established.

Proof of Quorum:

Mark Grande, Jennifer Adler, Mike Romalin, Ralph Profeta, Chuck Newman, Joe Harris and Eric Brown were present. Also present, Mary Fritzler from Leland Management and Key Vista homeowners. A Quorum was established.

Reading of the previous meeting minutes:

A **motion** was made by Jennifer Adler to waive the reading on the minutes of the June 21, 2017, August 15, 2017, September 25, 2017 and November 14, 2017 meetings, not previously approved. The motion was **seconded** by Joe Harris. The motion was unanimously **approved**.

Motion by Chuck Newman to approve August 15, 2017 meeting minutes and **seconded** by Jennifer Adler was unanimously **approved**.

Correction to the minutes– the November 14, 2017 meeting commencement were corrected to 5:58pm and the meeting adjourned at 7:30pm. Due to the minutes being from the previous Board meetings, Joe Harris was asked if he was aware of any financial discrepancies and he responded that he had not seen any major discrepancies. A **motion** by Joe Harris to approve the November 14, 2017 minutes with the correction and **seconded** by Jennifer Adler was unanimously approved.

Joe Harris **motioned** to approve both the June 21 and September 25, 2017 meeting minutes, **seconded** by Chuck Newman and the motion was unanimously **approved**.

Treasurer's Report:

Treasurer's report was presented by Treasurer Jennifer Adler. Due to Leland Management taking over as our property management company from the previous company, Terra Management, the financials are currently unavailable. Leland's account manager, assigned to Key Vista Master, is sorting through our files transferred to them and expects to have the

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transition complete by the first week in March. This will allow a current status of our financial situation to be reported at the next regular Master Board meeting.

President's Report:

Mark thanked the residents for attendance at the meeting. He went on to introduce the newly elected Board members and Mary Fritzler (from Leland) to the homeowners. The 2018 Master Board of Directors is as follows:

President – Mark Grande
Vice-President – Mike Romalin
Secretary – Eric Brown
Treasurer – Jennifer Adler
Director – Ralph Profeta
Director – Joe Harris
Director – Chuck Newman

Committee Reports:

Due to a newly elected Board, Committees are yet to be determined.

Old Business:

A **motion** was made by Jennifer Adler to approve the over-due invoice from Robert Schramm for \$24,107 regarding the 2017 project on Bay Field Court and **seconded** by Ralph Profeta. Discussion regarding the completion of the Bay Field Court project ensued. The motion was unanimously **APPROVED**.

New Business:

A Spectrum Bulk Services proposal was reintroduced to the Board. The Board agreed to look further into the matter by researching all aspects; including, but not limited to: specifications, options, other vendors, the CCR's, legal, etc. Research will be done prior to any community vote. At which time, the community would be presented with the fact-based findings and based on results, the Board may proceed, if it so chooses. The Board will request a meeting with the Spectrum representative to present their proposal, answer Board questions/clarifications and has been scheduled for March 21, 2018.

Clubhouse paver repairs/sealant proposals need to be updated. Separating proposals from the necessary repairs and the optional sealant was requested. The item was tabled.

A **motion** was made by Ralph Profeta to approve \$493 for the Clubhouse Manager CAM Licensure and **seconded** by Joe Harris. Discussion regarding the intentions and conditions of the licensing ensued. The benefit to the association and the need for an on-site CAM was unclear. Those in **FAVOR** were Joe Harris, Chuck Newman, Ralph Profeta, Eric Brown and Mark Grande; those **OPPOSED** Jennifer Adler and Mike Romalin. The motion was **APPROVED** with five in favor and two opposed.

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H O M E O W N E R S A S S O C I A T I O N , I N C .

Electric proposals for the Storage Lot were reviewed. Updated proposals will be obtained by Eric and Clyde to narrow the scope to meet the needs of the project. This item is tabled until the next meeting.

Open Forum:

Residents had inquiries and statements regarding the skid marks on Key Vista Blvd, the Spectrum proposal, speed bumps.

Adjournment:

The meeting was adjourned at 8:30pm.

Leland Management

Mary Fritzler

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