

# Key Vista Master

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HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting March 28, 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](http://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, and Eric Brown were present. Joe Harris was absent. 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 approve the minutes for February 21, 2018. The motion was **seconded** by Mark Grande. The motion was unanimously **approved**.

### **Treasurer's Report:**

Treasurer's report was presented by Treasurer Jennifer Adler to all present.

### **Committee Reports:**

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

### **Old Business:**

Spectrum Bulk Services was tabled.

A **motion** was made by Jennifer Adler to approve the quote submitted by Primo Pavers not to exceed \$3000.00, **seconded** by Chuck Newman. Discussion regarding the completion timeline before the May Event. The motion was unanimously **APPROVED**.

A **motion** was made by Jennifer Adler to approve the quote submitted by Specialized Coating not to exceed \$5500.00, **seconded** by Mike Romalin. Discussion regarding the completion timeline. The motion was unanimously **APPROVED**.

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A **motion** was made by Eric Brown to approve the quote submitted by Palm Harbor/Dunedin Electric, **seconded** by Jennifer Adler. Discussion regarding the completion timeline, Chuck and Eric to inspect prior to invoice payment. The motion was unanimously **APPROVED**.

## New Business:

Clubhouse Copier Lease was tabled for more information.

A **motion** was made by Jennifer Adler to approve the quote submitted by Southern Automatic Access to make repairs to the back gate line, not to exceed \$1000.00, **seconded** by Chuck Newman. Discussion regarding the completion timeline. The motion was unanimously **APPROVED**

A **motion** was made by Mark Grande to appoint a fining committee **seconded** by Jennifer Adler. Discussion regarding the Neighborhood Association Committees input. Those in **FAVOR** were Mark Grande, Mike Romalin, Jennifer Adler and Eric Brown; those **OPPOSED** Chuck Newman and Ralph Profeta, The motion was **APPROVED** with four in favor and two opposed.

A motion was made by Mike Romalin to purchase (50) parking permits for the clubhouse parking **seconded** by Jennifer Adler. Those in **FAVOR** were Mark Grande, Mike Romalin, Jennifer Adler and Eric Brown; those **OPPOSED** Chuck Newman and Ralph Profeta, The motion was **APPROVED** with four in favor and two opposed.

A **motion** was made by Jennifer Adler to approve the Irrigation Agreement submitted by Sainsbury, **seconded** by Eric Brown. Discussion regarding 3 Season Landscape must renew and revise its current agreement prior to Sainsbury agreement to begin. The motion was unanimously **APPROVED**.

The Reserves study discussion was tabled since Joe Harris was not present.

A **motion** was made by Eric Brown to approve Leland Management to shred ten (10) accounting record boxes from 2011, **seconded** by Jennifer Adler. The motion was unanimously **APPROVED**.

Discussion about the social event was tabled for more discussion later.

## Open Forum:

Residents had inquiries and statements regarding Financials, Preserve vines, the Spectrum proposal, Traffic, Roadway Signs.

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**Adjournment:**

The meeting was adjourned at 9:10pm.

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Leland Management

Mary Fritzler

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