

# Key Vista Master

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HOMEOWNERS ASSOCIATION, INC.

**Board of Directors Budget Meeting  
February 21, 2019  
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 and an official notice was mailed to each home, 15 days prior to the meeting per the Affidavit dated 2-7-2019. Proof of Notice was established.

**Proof of Quorum:**

Mark Grande, Mike Romalin, Joe Harris, Eric Brown and Jennifer Adler were in attendance. Also present, Mary Fritzler, Leland Management. A Quorum of the board was established.

**Reading of the previous meeting minutes:**

A **motion** was made by Jennifer Adler to waive the reading of the minutes for December 19, 2018, with the correction that "Joe Harris voted NO on the terms of the Chapman Landscape contract", the motion was **seconded** by Eric Brown and unanimously passed.

**New Business:**

The Board of Directors agreed to start the meeting with Association Legal Counsel, Dan Greenburg, Esq, explaining the Proposed Amendment changes to the Declarations and Bylaws that were mailed to each home and the votes needed by the board of directors at this meeting. Dan took questions from the membership present and board of directors. Jennifer Adler, Mark Grande and Mike Romalin also addressed owners concerns. Jennifer Adler motioned to accept the changes to the proposed Amendment to the Declarations of Covenant and Restrictions and Bylaw of Key Vista Master Homeowners Association, Inc, seconded by Mike Romalin and the motions passes unanimously.

**Treasurer's Report:**

Treasurer's report was presented by Treasurer, Jennifer Adler to all present and included the Collections Report by Mankin Law office referencing the account at 2449 Bay Field CT, Holiday, Jennifer Motioned to waive the added fees since the owner has been paying her fee minus added fees unknowingly, seconded by Mark Grande, in favor was Eric Brown and Joe Harris, Mike Romalin abstained from voting and the motion passes.

**New Business:**

Mark Grande motioned to table the new A/C for the yoga room and have Mary Fritzler obtain two additional quotes for the boards review.

Jennifer Adler motioned to approve the quote from Beyond Fitness to replace the old Elliptical with a new Precor EFX 885 Elliptical as proposed for the amount of \$6150.00 and approved the down payment, seconded by Joe Harris and motions passes unanimously.

Jennifer Adler motioned to reimburse 3 visitors who were towed, seconded by Eric Brown, third by Mike Romalin, Mark Grande was a no and Joe Harris was also a no, motion passes. The names and addresses need to be submitted for reimbursement along with tow receipts.

**Open Forum:**

Residents had questions about the Proposed Amendment, mowing around ponds and Parking.

**Adjournment:** The meeting was adjourned at 8:15pm.