

# Key Vista Master

HOMEOWNERS ASSOCIATION, INC.

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**Board of Directors Budget Meeting**  
**October 17, 2019**  
**Meeting Location: Master Clubhouse**  
**2530 Key Vista Blvd.**  
**Holiday, FL 34691**

**Call to Order:**

Joe Harris, President convened the meeting of the elected Master Association BOD at 6:30 pm.

**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 Quorum:**

Joe Harris, Mike Romalin, Tommy Aquila, Tony Petricca, Joe Passanise and Patricia Kunkel were in attendance. A quorum of the board was established. Mary Fritzler with Leland Management was present.

**Reading of the previous meeting minutes:**

A motion was made by Tony Petricca to waive the reading and approve the minutes from the September 19, 2019 meeting seconded by Tommy Aquila and unanimously passed.

**Treasurer's Report:**

Treasurer's Report was read by Joe Passanise and includes notes attached per request. Joe Passanise motions to order the updated Reserve Study for the 2020 budget and Joe Harris seconds and unanimously passed.

**President Report:**

Nothing to report.

**New Business:**

- Chris Hill and Todd Stanislaus with Rose Paving LLC gave a presentation about their company and process when working with the community's roadway renovations.
- Joe Passanise motions to accept the quote from Rose Paving LLC up to \$800K for the community road renovation project, seconded by Joe Harris and motion unanimously passes.
- Joe Passanise motions to accept the quote from Red Hawk Security Service quote to install 10 additional cameras not to exceed \$8500.00, seconded by Joe Harris and motion unanimously passes.
- Joe Harris motions to approve the 2020 proposed budget as presented to the board of directors seconded by Tommy Aquila and motion unanimously passes.
- Mike Romalin motioned to accept the quote from Solitude Lake Management for the submersed Aeration System Installation as quoted and the electric quote from Dunedin Electric at pond #19, seconded by Tony Petricca and motion unanimously passes.
- Joe Harris motioned to appoint Susan Aquila and Mark Decrosta to the Landscape Committee.
- Tommy Aquila motions to accept the quote from Alexander Property Maintenance quote to cut back all Brazilian Pepper and apply Garland to kill all mowing areas behind homes and against preserve areas seconded by Joe Harris and motion unanimously passes.
- Joe Harris motions to approve Cianfrone, Nikoloff, Grant & Greenberg, P.A. to send Chapman Landscape services a 15 day Notice to correct or cancel landscape services seconded by Tommy Aquila and motion unanimously passes.

**Adjournment: 9:15 pm**