

KEY VISTA MASTER HOMEOWNERS' ASSOCIATION, INC.

Budget Board Meeting Minutes

Master Clubhouse
2530 Key Vista Blvd
Holiday, FL 34691
October 27, 2023

Call to order at 6:30 p.m. by member J. Harris.

- **Joe Harris, Michael Romalin, Robert Mulligan, and Lee Kalessis were present. Gary Coull Thomas Aguila, Joe Reynolds not in attendance.**
- **Representing Leland Management Derek Lovett, Natasha Santiago, and Anthony Salcedo.**

Proof of notice posted onsite more than 15 days prior to meeting.

L. Kalessis motioned to approve the Meeting Minutes from August 24, 2023 as drafted. Seconded by R. Mulligan and passed unanimously.

R. Mulligan motioned to approve DrainRite Services proposal for Pond Erosion Repair Project on Pond F4 (25) in the amount of \$13,170.12. Seconded by L. Kalessis and passed unanimously.

L. Kalessis motioned to approve 3 Seasons Lawn & Landscape proposal for the Pond Erosion Repair Project Easement Access in the amount of \$575. Seconded by R. Mulligan and passed unanimously.

R. Mulligan motioned to approve the Clubhouse Area Covenant Violation Enforcement Policy. L. Kalessis and M. Romalin voted in favor. J. Harris voted in opposition. Motion passes 3 to 1.

R. Mulligan motioned to approve the Common Area Covenant Violation Enforcement Policy. L. Kalessis and M. Romalin voted in favor. J. Harris voted in opposition. Motion passes 3 to 1.

L. Kalessis motioned to approve the Delinquent Collection Policy. Seconded by R. Mulligan and passed unanimously.

J. Harris motioned to terminate Recreational Vehicle Lot Lease for Lot #10. Seconded by L. Kalessis and passed unanimously.

L. Kalessis motioned to approve the proposed Recreational Vehicle Lot Lease. Seconded by R. Mulligan and passed unanimously.

L. Kalessis motioned to approve the proposed cost increase for Key Fobs (Clubhouse Access) to \$35. Seconded by R. Mulligan and passed unanimously.

R. Mulligan motioned to approve the proposed cost increase for Gate Remotes (Gate Access) to \$55. Seconded by L. Kalessis and passed unanimously.

J. Harris motioned to approve OneGreenFilter proposal to replace the gym water fountain with bottle filler in the amount of \$6,285.53. Seconded by L. Kalessis and passed unanimously.

J. Harris motioned to approve Gate Pros proposal for the Main Exit Gate Strike Repair in the amount of \$3,225. Seconded by L. Kalessis and passed unanimously.

J. Harris motioned to approve Gate Pros proposal for the Back Exit Gate Strike Repair in the amount of \$1,300. Seconded by L. Kalessis and passed unanimously.

R. Mulligan motioned to approve 3 Seasons Lawn & Landscape Tree Removal proposal in the amount of \$3,350. Seconded by L. Kalessis and passed unanimously.

M. Romalin motioned to approve the expense for electrical repair by NCA Electrical due to Creative Solutions Playground Shade Installation. Seconded by J. Harris and passed unanimously.

L. Kalessis motioned to approve the proposed 2024 Budget in the amount of \$1,206,579.09. Seconded by J. Harris and passed unanimously.

J. Harris motioned to approve the Management Fees in the amount of \$38,952. Seconded by R. Mulligan and passed unanimously.

J. Harris motioned to adjourn at 8:26 p.m. seconded by R. Mulligan and passed unanimously.

**Respectfully submitted,
Natasha Santiago**