

# KEY VISTA

Master Board of Directors Meeting Minutes  
August 12, 2024  
6:30PM  
Master Clubhouse  
2530 Key Vista Blvd. Holiday, FL 34691

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

- **Joe Harris, Michael Romalin, Robert Mulligan, and Joe Reynolds were present. Gary Coull and Lee Kalessis not in attendance.**
- **Representing Leland Management, Nick Karistinos and Natasha Santiago.**

**Proof of notice posted onsite more than 48 hours prior to meeting.**

**J. Harris motioned to approve the Meeting Minutes from the BOD Meeting on May 16, 2024. Seconded by R. Mulligan and passed unanimously.**

**A quorum was not achieved to hold the Annual Meeting on June 26<sup>th</sup>, 2024. The next Annual Meeting is scheduled for February 20<sup>th</sup>, 2025, at 6:00PM.**

**M. Romalin motioned to appoint Brad Holcomb to fill the 7<sup>th</sup> seat on the board. Seconded by J. Reynolds and passed unanimously.**

**J. Reynolds motioned to approve Kinney Engineering's proposal in the amount of \$3,200. This proposal includes assessing all ponds within the community and providing detailed information on their conditions and recommendations. Seconded by J. Harris and passed unanimously.**

**J. Harris motioned to appoint an Activity Committee, with Patti Finney as chairperson, and Brad Holcomb as the BOD liaison. Seconded by J. Reynolds and passed unanimously.**

**J. Reynolds motioned to dissolve the Fining/Hearing Committee. Instead, the Master Association will proceed with enforcement by suspending use rights for non-compliance. Further instances of non-compliance will be referred to the association's attorney. Seconded by J. Harris and passed unanimously.**

**J. Harris motioned to deposit the funds received from Spectrum in the amount of \$179,500 to a premier money market account with One Florida Bank. Seconded by B. Holcomb and passed unanimously.**

**The 2025 Budget Meeting is scheduled for October 24<sup>th</sup>, 2024, at 6:30PM.**

**M. Romalin motioned to adjourn at 7:59PM. seconded by R. Mulligan and passed unanimously.**

**Respectfully submitted,**

**Gary Coull  
Secretary**