

# KEY VISTA

Master Board of Directors Meeting Minutes  
January 20, 2025  
6:30PM  
Master Clubhouse  
2530 Key Vista Blvd. Holiday, FL 34691

**Call to order at 6:31 p.m. by member R. Mulligan.**

**Proof of notice posted in Community Bulletin Board and signs placed in Common Area along the Boulevard.**

**Establish Quorum: Robert Mulligan, Joe Reynolds, Bob Shumski and Rexford Roseberry were in attendance. Lee Kalessis, Gary Coull, and Kim Davenport absent. Representing Leland Management Lidia Carpio and Nick Karistinos.**

**B. Shumski motioned to approve the previous meeting minutes from December 16, 2024. Seconded by J. Reynolds and passed unanimously.**

**J. Reynolds motioned to ratify the approval of the Jan-Pro Cleaning contract for cleaning services to the Clubhouse and Common Areas. Seconded by R. Mulligan and passed unanimously.**

**J. Reynolds motioned to include the Guard House as part of the monthly service contract with Turner Pest Control. Seconded by B. Shumski and passed unanimously.**

**R. Mulligan motioned to adjourn at 7:13 p.m. seconded by J. Reynolds and passed unanimously.**

**Respectfully submitted,**

**Nick Karistinos, LCAM  
On Behalf of the Board of Directors**