

# KEY VISTA

Master Board of Directors Meeting Minutes  
March 24, 2025  
6:30 PM  
Master Clubhouse  
2530 Key Vista Blvd. Holiday, FL 34691

**Call to order at 6:30 p.m. by the Board President, Joe Reynolds.**

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

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

**K. Davenport motioned to approve the previous meeting minutes from January 20, 2025. Seconded by Gary Coull and passed unanimously.**

**B. Shumski motioned Kinney Engineering to proceed with pricing from contractors to complete the scope of work for lakes & ponds noted with priority erosion. Ponds 1, between 9 & 24, 19, 22, and 38. Second by R. Mulligan and passed unanimously.**

**R. Shumski motioned to approve Judkins Construction to replace the roof at the Clubhouse, in the amount of \$46,948.00. Second by G. Coull and passed unanimously.**

**K. Davenport motioned to approve Judkins Construction to replace the HVAC systems at the Clubhouse (15-ton and 7.5 ton only), in the amount of \$48,990.00. Second by R. Mulligan and passed unanimously.**

**K. Davenport motioned to approve the landscape cutbacks along Woodpointe, Pleasant Hill, Big Pine, and Pond 37, in the amount not to exceed \$17,740.00. Second by R. Shumski and passed unanimously.**

**R. Roseberry motioned to approve the landscape maintenance proposed from Yellowstone Landscape in the amount not to exceed \$143,208.00. 3Seasons Landscape will receive a cancellation notice effective April 30, 2025. Second by B. Shumski and passed unanimously.**

**J. Reynolds motioned to adjourn at 7:35 p.m., seconded by K. Davenport, and passed unanimously.**

**Respectfully submitted,**

**Lidiary Carpio, LCAM  
On Behalf of the Board of Directors**