



KEY VISTA MASTER HOA ANNUAL MEETING MINUTES

March 12, 2015 6:00 PM

Meeting was held at the Key Vista Clubhouse, Holiday, Florida.

Registration and Certification of Proxies: was conducted by Chris Haines, LCAM, of the Melrose Management Partnership. Rocco Iervasi, also of Melrose, assisted. A quorum was established.

Call to Order: At 7:25 PM, Association Manager Chris Haines called the meeting to order.

Certification of Quorum: was announced, with 196 proxies and 29 members in attendance, and **Affidavits of Notice** were available for review, per announcement by Chris Haines.

Approval of 2014 Annual Meeting Minutes: There was a Motion made by Tri Morocco, which was seconded by Rich Miccio to approve the 2014 Annual Meeting minutes, all in favor.

2015 Board of Directors Announcement: No election was held as there were seven (7) open seats and only seven (7) homeowners submitted their intent to run forms to be candidates for the Board of Directors. The following seven (7) members to serve a one year term for 2015 as Directors of the Key Vista Master Board: **Jim Acheson, Carol Smink, Chuck Newman, Rich Miccio, Tri Morocco, Ron Mastrodonato, and Joe Harris.**

Proposed Amendment Discussion: A discussion was had with the membership about the proposed amendments for the community documents. Chris presented to the membership present that only 100 proxies for the amendments were received. There was a motion made by Chris Vlach to reconvene the membership meeting for April 23 at 6:30pm, seconded Chuck Newman, all homeowners present in favor.

Vote to Waive Financial Reporting Requirement for 2014 Calendar Year: A Motion was made by Scott Lewis to waive the required audit for the Association for the 2014 calendar year, seconded by Tri Morocco and a vote was conducted. A vote of the members present at the meeting was conducted. A majority vote of the voting interest present at the duly called meeting was required to waive the financial reporting requirement. Fourteen (14) Homeowners present voted to waive the required financial reporting and fifteen (15) homeowner present voted not to waive the required financial reporting. By a vote of 14-15, the motion was not approved, and the Association will conduct an Audit for the 2014 calendar year. A motion was made to have the audit completed by the same accounting firm used during the prior year, the motion received a second and a vote was conducted. By a vote of 25 - 4 the motion passed.

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Vote to Waive Secret Ballot in 2016: A vote of the membership present was taken to waive the secret ballot process for the 2016 election. A unanimous vote was necessary to pass. No homeowners present opposed; thus all members voted in favor of waiving the secret ballot requirement for the 2016 election. No secret ballot will be used for 2016's annual meeting.

Adjournment: There being no further business on the agenda to conduct, the meeting was adjourned at 7:36 PM. An organizational meeting with the new BOD to be conducted at the conclusion of the annual meeting.

ORGANIZATIONAL MEETING

The organizational meeting was called to order at 7:40 PM.

Rich Miccio nominated Ron Mastrodonato for President. Tri Morocco seconded the nomination. Ron Mastrodonato will serve as President.

Rich Miccio nominated Chuck Newman for Vice President. Tri seconded the nomination. There were no objections. Chuck Newman will serve as Vice President.

Rich Miccio nominated Joe Harris for Secretary. Tri seconded the nomination. There were no objections. Joe Harris will serve as Secretary.

Rich Miccio nominated Tri Morocco to remain as Treasurer. There were no objections. Tri Morocco remains as Treasurer.

All other Directors will serve as Directors at Large.

There was discussion started by Tri to have some daytime Board Meetings in 2014, to accommodate members who cannot attend evening meetings. More discussion to follow at the next Board meeting.

The next Board Meeting was agreed by the new BOD to be held on April 23, 2015 at 6:30 PM directly following the Special Meeting of the membership

The meeting was adjourned at 7:55PM

Respectfully submitted,

Chris Haines, LCAM

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