

Key Vista Single Family

HOMEOWNERS ASSOCIATION, INC.
WWW.MYKEYVISTA.COM

**Board of Directors Meeting
January 17, 2012 9:00 AM
Meeting Location: Master Clubhouse
2530 Key Vista Blvd., Holiday, FL 34691**

MINUTES

CALL TO ORDER- At 9:02 AM by President Tri Morocco. Also present were, board members, Ron Mastrodonato, Roseanne Audsley, and property manager, Rocco Iervasi, representing Melrose Sovereign Co. A quorum was established.

PROOF OF NOTICE OF MEETING- The meeting was posted on the signs at the entrances 48 hours prior and the clubhouse bulletin board.

APPROVE MINUTES FROM 10/18/11 AND 12/13/11 MEETINGS – Motion by Tri, seconded by Roseanne, all in favor, to approve 10/18/11 minutes. Motion by Rosanne, seconded by Tri, all in favor, to approve the 12/13/11 minutes.

TREASURER'S REPORT- Tri announced that Key Vista Single Family HOA was budgeted to spend \$19,285.00 this fiscal year. The association spent \$23,501.00. Due to the amount of delinquent owners and the amount of violation letters that have been sent out, the association was over budget \$4,200.00. It was acknowledged that the bulk of the assessments go towards violation letters. It was also noted that delinquent owners over 90 days owe \$5,814.00. A letter to the residents will be going out with the annual meeting notice, asking residents to volunteer their time as committee members, to assist with alteration applications and other committees.

OLD BUSINESS

1. Fining committee business. The fining committee conducted a hearing on January 12, 2012 and recommended these actions be taken against the following residents:
 - 2653 Timacqua Drive- The board unanimously approved an extension until April 15, 2012. Fine will commence on that date if non compliant at \$50.00 per day.
 - 2512 Bayfield Court- The board unanimously approved an extension until April 15, 2012. Fine will commence on that date if non compliant at \$50.00 per day.
 - 2804 Ravendale Lane- The board unanimously approved an extension until April 15, 2012. Fine will commence on that date if non compliant at \$50.00 per day.
 - 2816 Ravendale Lane- The board unanimously approved an extension until April 15, 2012. Fine will commence on that date if non compliant at \$50.00 per day.
 - 1914 Oswego Drive- The board unanimously approved a fine of \$50.00 per day.
 - 2025 Oswego Drive- The board unanimously approved a fine of \$50.00 per day.

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2. Liability issues regarding alterations to Master HOA property. Pavers, painting and staining on sidewalks, and aprons.

Rocco summarized his email and telephone conversations with HOA attorney, Joe Cianfrone, regarding these issues. Rocco received answers regarding liability issues and was advised by Cianfrone that a whole harmless agreement should be presented to new applicants. The signing of this agreement would be mandatory to receive approval of any alteration to Master HOA property.

Issues as to trip and fall incidents, their frequency, and whose liability would it fall on, if this agreement were not signed, was discussed by the board and homeowners present. Tri also reiterated that the agreement include painting and staining as well. Rocco will present the draft of this agreement to the board upon his receipt of it from Cianfrone.

ADJOURNMENT- Tri motioned, Rosanne seconded, to adjourn meeting at 10:17 AM

HOMEOWNER INPUT- Homeowner input was received by the board.

Respectfully submitted,

Rocco Iervasi, LCAM