

# Key Vista Single Family HOA, Inc.

---

**Board of Directors Meeting  
July 24, 2012 9:00 AM  
Meeting Location: Master Clubhouse  
2530 Key Vista Blvd., Holiday, FL 34691  
MINUTES**

**CALL TO ORDER**- At 9:01AM by President Tri Morocco. Also present were, board member, Rosanne Audsley, and property manager, Rocco Iervasi, representing The Melrose Management Partnership. Board member Ron Mastrodonato was not able to attend. 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 4-24-2012 MEETING** – Motion by Tri, seconded by Rosanne, to approve 4/24/12 minutes.

**TREASURER'S REPORT**- Tri announced that, as of 6/30/12, Key Vista Single Family HOA has \$20,985.00 in the operating checking account. She also stated that they are over budget in administrative expenses, due to the high volume of violation letters, collection letters, and other misc. expenses. Tri asked that Rocco inquire to our collections attorney as to how the association can start collecting accumulating fines from homeowners to offset the costs of these expenses. Rosanne motioned, seconded by Tri, to accept the treasurer's report.

**OLD BUSINESS**-

**Fence approval for 2640 Tidal Creek**- The board agreed to allow the fence to stay as is, with some stipulations: An official approval letter will be sent stating that if any repairs/changes are to be made, a new alteration application must be completed, changes must comply with HOA guidelines for fences. Tri motioned, seconded by Rosanne, all approval letters for fences must include a copy of HOA guidelines for fencing with the letter. Motion passed.

**Fence approval/denial for 2641 Seagrass**- The board discussed the proximity of the fence to the sidewalk and determined that the fence needs to be setback away from the sidewalk approx. 6 feet. The owner was present to explain her reasons for keeping it as is, and offered to plant shrubbery outside the fence. The board asked that Rocco contact the fence company and find out what it would cost to move the fence. Rocco will keep in contact with the owners with any information received. Andy Ardito, a resident and fining committee member, offered his services on the ACC regarding fence approvals. Tri motioned, seconded by Rosanne, to add Andy to the ACC, to assist on any fence applications. Motion passed.

**NEW BUSINESS**-

**Enforcement protocol and procedures**- Rocco explained to the board, enforcement committee members, and the attending residents, the procedures of how the enforcement committee should be going about conducting their business. There is to be no trespassing on private property or touching any property, such as a vehicle, while on private property. Placing parking "violations" on vehicles parked overnight on the street or common grounds is allowed. Any confrontation with residents should be avoided at all costs. Taking photos of violations is permissible and should be sent to Rocco. Tri recommended that since the parking "violation" notices do state that the vehicle can be towed, the issue of having vehicles towed be brought up at the next Master Board meeting. Rocco will include this on the next meeting's agenda.

**Painting committee**- It has been determined that the approved palette of paint colors needs to be addressed and possibly updated. Rocco will contact the Painting committee and have it come up with a new selection of colors to be approved by the Board. Follow up of approved applications after the painting has been completed needs to be addressed as well. There have been too many instances of owners painting their houses a different unapproved color after receiving approval for a color they put on their application. This will be discussed at a future meeting.

**ADJOURNMENT**- Tri motioned, Rosanne seconded, to adjourn meeting at 9:59 AM

Respectfully submitted, Rocco Iervasi, LCAM