

Key Vista Single Family HOA, Inc.

**Board of Directors Meeting
September 27th, 2012 5:30 PM
Meeting Location: Master Clubhouse
2530 Key Vista Blvd., Holiday, FL 34691
MINUTES**

CALL TO ORDER- At 5:33 PM by President Tri Morocco. Also present were, board members, Rosanne Audsley, Ron Mastrodonato, and property manager, Rocco Iervasi, representing The Melrose Management Partnership. 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 7-24-2012 MEETING – Motion by Tri, seconded by Rosanne, to approve 7/24/12 minutes.

TREASURER'S REPORT- Tri announced that the bank account has over \$19,000.00 in operating. The HOA is still over budget in miscellaneous admin expenses, due to the amount of letters and notices being mailed out. There are 30 homes that have been liened on file. Rocco brought up that there were accounts on the AR list with negative balances. Tri asked that Rocco find out from accounting what is the reason for it. Tri also brought up having owners who are 90 days delinquent on their Single Family HOA dues, but are up to date on their Master HOA dues, be eligible to have their amenity privileges suspended. Tri will seek the Master BOD's permission to allow such suspensions. The Board agreed to have Tri seek permission from the Master BOD.

OLD BUSINESS-

Establishment of new DRB- The board discussed having a DRB comprised of only owners, who would review and approve/deny all alteration applications, including painting. Andy Ardito, currently on the DRB has volunteered his wife Paula Ardito, to join him and Hal Wood on the DRB. Rocco will contact owners who have called in to volunteer on a committee, to form the remaining DRB. The first act proposed by the BOD is to establish a new color palette for the community to choose from for repainting of houses. The new DRB will present the new colors to the BOD to approve. The BOD also acknowledges the resignation of the current Paint committee chairperson, Cathie Conlin, effective 9/24/2012.

2641 SeaGrass Fence- the Board reports that the fence has been brought to compliance.

NEW BUSINESS-

Review and approve 2013 Operating Budget- After the Board reviewed the proposed 2013 Budget, Tri motioned, seconded by Ron, all in favor, to approve the 2013 Budget, with an annual assessment of \$46.20, an increase of \$5.95 from the 2012 budget. Motion approved.

Non compliant and fined homeowners- Tri asked that we verify with our attorney any other courses of action that can be taken when non compliant owners, who have already been fined for violations, have not paid the fine, and have not remedied the violation. Rocco will inquire to the HOA attorney.

Verbally abusive communications- The Board agreed that, if and when the management company receives any verbally abusive emails or telephone calls regarding complaints or other issues, the response will be, "per the Board, please attend the Board meetings where you can speak at the Homeowner Input portion of the meeting agenda."

ADJOURNMENT- Tri motioned, Rosanne seconded, to adjourn meeting at 6:15 PM.

Respectfully submitted, Rocco Iervasi, LCAM