

Key Vista Single Family HOA, Inc.

**Board of Directors Meeting
July 25, 2013 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, Chuck Newman, 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 1-25-13 MEETING – Motion by Tri, seconded by Chuck, to approve May 28, 2013 minutes with change noted under “Old Business”.

TREASURER’S REPORT- Tri reported that the checking account, as of June 30, had \$28,402.86 in it. The only line item in the budget that is over budget is the Misc. Expenses due to the large volume of violation letters being sent out. The delinquency list is still very large, which does not help the finances of the Association. Tri asked to find out if any owners owing fine money over \$1000.00 have renters in their units so that Mankin Law can go after the rent money.

OLD BUSINESS- There was no old business on the agenda to be discussed.

NEW BUSINESS-

The Board reviewed the following Fining Committee Hearing recommendations:

- 1- 2829 RAVENDALE-BROKEN FENCE. HEARING DATE- 11-14-12. NO SHOW. COMMITTEE RECOMMENDS A \$50.00 PER DAY FINE. The Board recommended sending another letter notifying them of impending fine.
- 2- 2724 BIG PINE- PALMS NEED TO BE TRIMMED. HEARING DATE- 6-3-13. NO SHOW. COMMITTEE RECOMMENDS A \$50.00 PER DAY FINE. Tri motioned, Chuck seconded, to approve fine. All in favor.
- 3- 2025 OSWEGO DR- NEED TO CLEAN FENCE. HEARING DATE- 6-3-13. NO SHOW. COMMITTEE RECOMMENDS A \$50.00 PER DAY FINE. Tri motioned, Chuck seconded, to approve fine. All in favor.
- 4- 2619 BIG PINE- NEED TO RE-SOD PROPERTY. HEARING DATE- 6-3-13. NO SHOW. COMMITTEE RECOMMENDS A \$50.00 PER DAY FINE. Tri motioned, Chuck seconded, to approve fine. All in favor.
- 5- 2739 BIG PINE- NEED TO TREAT WEEDS. HEARING DATE- 7-8-13. NO SHOW. COMMITTEE RECOMMENDS A \$50.00 PER DAY FINE. PROPERTY MANAGER NOTED THAT PROPERTY IS IN COMPLIANCE AS OF 7-17-13. **NO FINE NECESSARY.**

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- 6- 1919 BLUE RIVER- NEED TO TREAT WEEDS. HEARING DATE- 7-8-13. NO SHOW. COMMITTEE RECOMMENDS A \$50.00 PER DAY FINE. Tri motioned, Chuck seconded, to approve fine. All in favor.
- 7- 2002 OSWEGO DR.- NEED TO CLEAN FENCE. HEARING DATE- 7-8-13. NO SHOW. COMMITTEE RECOMMENDS A \$50.00 PER DAY FINE. PROPERTY MANAGER NOTED THAT PROPERTY IS IN COMPLIANCE AS OF 7-17-13. **NO FINE NECESSARY.**

Tri recommended having West Coast mow any overgrown lawns in Key Vista after a warning letter is sent to the owners. Fees for this work to be billed to the owner's accounts. Rocco will put together a list of homes that qualify.

Rocco recommended putting a note in the Pelican regarding the condition of the mailboxes in the community before violation letters are sent next. Rocco will submit to Lisa for the next printing.

ADJOURNMENT- With no further business to discuss, Tri motioned, Chuck seconded, to adjourn meeting at 9:37 AM.

Respectfully submitted,
Rocco Iervasi, LCAM