

Key Vista Single Family HOA, Inc.

**Board of Directors Meeting
February 11, 2014 9:00 AM
Meeting Location: Master Clubhouse
2530 Key Vista Blvd, Holiday, FL 34691**

MINUTES

CALL TO ORDER- At 9:02 A.M. by President Tri Morocco. Also present were, board members, Chuck Newman, Ron Mastrodonato, and property manager, Rocco Iervasi, representing The Melrose Management Partnership. A quorum was established.

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

APPROVE MINUTES FROM 12-3-13 MEETING – Motion by Tri, seconded by Chuck, to approve December 3, 2013 minutes, all in favor. Motion passed.

TREASURER'S REPORT- Tri reported that \$31,139.00, as of 12/31/2013, in checking account. \$24,152.63 AR owed to the HOA in total. \$4,346.88 under budget at year's end. Ron made a motion to approve the Treasurer's report. Tri seconded, all in favor.

OLD BUSINESS- Weed issues at 2707 Wood Pointe Drive need to be monitored now that the Master HOA has resodded the common area adjacent to the homeowner's property. Violation letter has already been sent.

NEW BUSINESS-

Tri made a motion that the posting of the meeting agenda in the clubhouse suffice as proper notice of meeting going forward. Signs at the entrance not necessary, but can be posted if possible. Ron seconded, all in favor.

Tri made a motion that the Annual meeting 1st notice have attached to it, a memo that the only acceptable Florida Friendly grasses in front lawns will be St Augustine Floratam, Captiva, or Zoysia grass. Bahia grass is not acceptable as a front lawn Florida Friendly grass. Chuck seconded, all in favor. Rocco will have notice sent with 1st notice of Annual Meeting.

Tri recommended that properties not in compliance regarding lawn maintenance be sent proper notice that the HOA will have a vendor repair the properties and charge the accounts for the expenses incurred. Ron inquired as to whether a property can incur a fine for separate violations, and suggested that if they can, that the Board move forward on doing so.

The Board agreed to April 9, 2014 as the date for the Annual Meeting. Rocco will prepare meeting notice for mailing.

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BOD reviewed the following Fining Committee hearing recommendations from December 30, 2013:

2611 EAGLE CREST COURT- RESOD. Owner did not show, therefore the committee recommends a fine of \$50.00 per day. The Board agreed unanimously with the recommendation.

2419 INDIAN KEY DRIVE- TRIM PALMS. Owner did not show, committee recommends a fine of \$50.00 per day. Board did not see violation on current violation list, Rocco will check to see if violation was corrected. No action at this time.

2010 OSWEGO DRIVE- RESOD. Owner did not show, committee recommends a fine of \$50.00 per day. The Board agreed unanimously with the recommendation.

2025 OSWEGO DRIVE- RESOD. Owner did not show, committee recommends a fine of \$50.00 per day. The Board agreed unanimously with the recommendation.

2045 OSWEGO DRIVE-WEED FLOWER BEDS. Owner did not show, committee recommends a fine of \$50.00 per day. Board did not see violation on current violation list, Rocco will check to see if violation was corrected. No action at this time.

2623 TIMACQUA DRIVE- WEEDS ON RIGHT SIDE OF DW. Owner did not show, committee recommends a fine of \$50.00 per day. The Board agreed unanimously with the recommendation.

ADJOURNMENT- With no further business to discuss, Tri motioned, Chuck seconded, to adjourn meeting at 9:34AM.

Respectfully submitted,

Rocco Iervasi, LCAM