

Key Vista Single Family HOA, Inc.

**Board of Directors Meeting
August 1, 2014 9:00 AM
Meeting Location: Master Clubhouse
2530 Key Vista Blvd, Holiday, FL 34691**

MINUTES

CALL TO ORDER- at 9:00 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 agenda and notice was posted on the clubhouse bulletin board 48 hours prior.

APPROVE MINUTES FROM 5-30-14 MEETING- Motion by Tri, seconded by Ron, to approve May 30, 2014 minutes, all in favor. Motion passed.

TREASURER'S REPORT-Tri reported that \$43,000.00, as of June, 2014, in checking account. \$22,000.00 AR owed to the HOA in total. \$700.00 under budget at this time. Chuck made a motion to approve the Treasurer's report. Ron seconded, all in favor.

OLD BUSINESS- No old business to discuss.

NEW BUSINESS-

BOD reviewed the following Fining Committee hearing recommendations from June 23rd, 2014:

2045 Oswego Drive-weeds. Owner replaced lawn, no action necessary.

2752 Big Pine Drive- weeds. lawn treatment contractors were hired by property custodian. Committee recommended reviewing property in 90 days for improvement and compliance. The Board unanimously approved the recommendation.

1949 Oswego Drive- weeds. Owners responded with a foreclosure tale of woe. Committee recommends a fine of \$50.00 per day. Tri made a motion to allow a 60 day extension providing the owners can show proof of despair and attempts to rent or sell the home prior to hearing. Chuck seconded the motion. Revisit property on October 1, to check for compliance. Fine to start on that date if not corrected.

2414 Indian Key- weeds. Owner did not show, committee recommends a fine of \$50.00 per day. The Board agreed unanimously with the recommendation.

2328 Wood Pointe Drive- weeds. Owner did not show, committee recommends a fine of \$50.00 per day. The Board agreed unanimously with the recommendation.

2707 Wood Pointe Drive- weeds. Owner did not show, committee recommends a fine of \$50.00 per day. The Board agreed unanimously with the recommendation.

Tri recommended that a budget approval meeting be held by September.

Tri made a motion to have the white PVC fence behind 2713 Ravendale, which is visible to drivers by on Baillie's Bluff, repaired and cleaned at a cost not to exceed \$300.00. Ron seconded. All in favor. Owner's account to be charged for this service. Rocco to contact Knights Services for proposal.

ADJOURNMENT- With no further business to discuss, Tri motioned, Ron seconded, to adjourn meeting at 9:28 AM.

Respectfully submitted,

Rocco Iervasi, LCAM