

Key Vista Single Family HOA, Inc.

**Board of Directors/Budget Meeting
February 25, 2015 8:30 AM
Meeting Location: Master Clubhouse
2530 Key Vista Blvd, Holiday, FL 34691**

MINUTES

CALL TO ORDER- at 8:31 A.M. by President Tri Morocco. Also present were Vice President Ron Mastrodonato, Secretary Chuck Newman, and property manager, Chris Haines, 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 9-8-14 MEETING- Motion by Tri, seconded by Chuck, to approve September 25, 2014 minutes, all in favor. Motion passed.

OLD BUSINESS

BOD reviewed the "action without a meeting" forms that were signed by all three board members approving the fining committee recommendations for the fining committee hearings on November 3, 2014 and December 29, 2014. Motion made by Tri, seconded by Chuck, all in favor.

NEW BUSINESS

BoD reviewed the approved exterior color book created by the architectural committee. Ron made a motion to allow homeowners to check out the book for a duration of 72 hours and a deposit of \$50. The book will be kept at the clubhouse. Provided the homeowner returns the book in the allotted time and the book is undamaged, the homeowner will have their deposit returned. If the book is not returned or is damaged, the homeowner will be charged the \$50 for a replacement book. Motion was seconded by Tri, all in favor.

The exterior painting project at 2724 Dolphin Watch Ct. was discussed. The home was painted with an unapproved color, and Chris had started the violation process for this violation. The board discussed this alteration with the homeowner, who was present. Tri made a motion to allow the homeowner to decide between the following options: 1. Partner with the architectural committee to pick a new paint color and have the home repainted. 2. Elect not to have the house repainted and go through the violation process which could lead to a fine of up to \$1,000. The homeowner will be given 2 weeks to discuss and decide which option they will choose and report back to Chris. Motion was seconded by Chuck, all in favor.

ADJOURNMENT- With no further business to discuss, Tri motioned, Ron seconded, to adjourn meeting at 9:38 AM.

Respectfully submitted,

Chris Haines, LCAM