

Key Vista Single Family HOA, Inc.

**Board of Directors/Budget Meeting
June 22, 2015 9:00 AM
Meeting Location: Master Clubhouse
2530 Key Vista Blvd, Holiday, FL 34691**

MINUTES

CALL TO ORDER- at 9:00A.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 February 25, 2015 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 hearing on May 11, 2015. Motion made by Ron, seconded by Chuck, all in favor.

NEW BUSINESS

Chris announced that there was not a quorum for the Annual Meeting or the reconvenes. Tri made a motion to have the board of directors rollover in the same positions from 2014, seconded by Chuck, all in favor.

The exterior painting project at 2022 Oswego 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. The board discussed the options for the homeowner: The homeowner could not repaint, accept a fine for the violation and possible legal action against the property or repaint the home. The homeowner will discuss the options with his wife and report back to Chris. This topic was tabled for future discussion.

The homeowner of 2805 Punta Palma was present to discuss her violation. The homeowner was sent to the fining committee, the committee recommended a fine for the violation, and the board approved the fine. The homeowner had resodded the lawn and replaced the landscaping directly following the hearing and requested the fine be waived. Motion made by Tri to waive the fine this one time for the homeowner, seconded by Chuck, all in favor.

ADJOURNMENT- With no further business to discuss, Tri motioned, Ron seconded, to adjourn meeting at 9:43 AM.

Respectfully submitted,

Chris Haines, LCAM