

Key Vista Single Family HOA, Inc.

Board of Directors Meeting
June 29th, 2016 9:00 AM
Meeting Location: Master Clubhouse
2530 Key Vista Blvd, Holiday, FL 34691

MINUTES

CALL TO ORDER- at 9:01A.M. by President Tri Morocco. Also present were Vice President Ron Mastrodonato, 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 3-29-15 MEETING- Motion by Tri, seconded by Ron, to approve the minutes, all in favor.

OLD BUSINESS

BOD reviewed the "action without a meeting" forms that were signed by all three board members since the previous meeting. Motion made by Tri to add the action without a meeting forms to the official records of the Association, seconded by Ron, all in favor.

NEW BUSINESS

Claudia Clement from the Architectural Committee was present at the meeting to discuss the approved color list for exterior paint in the Association. Claudia presented the Committee's recommendation to remove the following color Schemes from the approved list: Scheme 1, Scheme 2, Scheme 4, Scheme 8, Scheme 11, Scheme 12, Scheme 15, Scheme 16, Scheme 20, Scheme 22 and Scheme 26. After discussion, motion made by Tri to approve removing the above referenced schemes from the approved list.

Claudia also presented new color schemes that the Committee was recommending be added to the approved color list. The schemes recommended are the following:

Base Rice Paddy SW6414; Trim Pure White SW7005; Door Green Bay SW6481

Base Tranquil Aqua SW7611; Trim Whitetail SW7103; Door Salty Dog SW9177

Base Rainwashed SW6211; Trim Alabaster SW7008; Door Rookwood Sash Green SW2810

Base Jasper Stone SW9133; Trim Copen Blue SW0068; Door Fired Brick SW6335 or Green Bay SW6481

Base Flattering Peach SW6638; Trim Melon Meloso SW9007; Door Wild Currant SW7583

Base Vanillin SW6371; Trim Extra White SW7006; Door Fine Wine SW6307

Motion made by Tri to approve the above referenced recommended color schemes, seconded by Ron, all in favor.

The board reviewed Scheme 19 and Scheme 27 and requested the Committee recommend lighter base colors and eliminate the current base color for each scheme. The board also requested the Committee come up with a blue house color option to be added to the approved list.

Claudia will work with the Architectural Committee and Sherwin Williams to create a new approved color book for the Association. Chris will partner with Doreen, the clubhouse manager, to have the updated colors displayed at the clubhouse.

Key Vista Single Family HOA, Inc.

The board discussed the resignation of Fining Committee member Rich Miccio. Motion made by Tri to approve Rich's resignation from the committee, seconded by Ron, all in favor. The board discussed volunteers from the Association to fill the vacant seat on the Fining Committee. After discussion, motion made by Ron to appoint Jennifer France to the Fining Committee, seconded by Tri, all in favor.

The board discussed the current contract with the management company. After discussion, the board request Chris supply an updated contract for the Board's review. Chris will report back to the board with the updated contract.

ADJOURNMENT- With no further business to discuss, Tri motioned, Ron seconded, to adjourn meeting at 9:44 AM.

Respectfully submitted,

Chris Haines, LCAM