

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

MINUTES OF BOARD OF DIRECTORS MEETING

The Regular Meeting of the Board of Directors of the Key Vista Single Family Homeowners Association, Inc. was held on October 12, 2017 at 2530 Key Vista Blvd, Holiday FL, 34691.

Present were Board of Directors Andy Woycitzky, Holly McKee and Marylou Rinnier. A quorum was established. Also present was Regina Davidson of Terra Management Services, Inc.

FIRST ORDER OF BUSINESS - CALL TO ORDER

The meeting was called to order at 6:32 P.M. Notice of the meeting was posted at least 48 hours in advance.

SECOND ORDER OF BUSINESS –Approval of Meeting Minutes

The minutes of the August 10, 2017 meeting were distributed to the Board of Directors. Regina Davidson asked if there were any changes needed to the minutes presented. There being none, motion was made.

On a Motion duly made by Andy Woycitzky, seconded by Holly McKee, the Board unanimously approved the waiver of the reading of the minutes, and approved the minutes of the August 10, 2017 meeting as submitted.

THIRD ORDER OF BUSINESS - Manager's Report

Financial.

- Operating Balance: \$48,254.77
- Reserve Balance: \$29,429.29
- The current Aged Balance Report was distributed for review.
- A large amount of the delinquency is due to CCR fees.

FOURTH ORDER OF BUSINESS- Old Business

There is no old business.

FIFTH ORDER OF BUSINESS- New Business

ARC.

- Presented all applications Terra Management received prior to transition.
- Two vacancies on the committee, nominations are Mike Romalin, Jack Prestino, Evonne Woycitzky and Mary Palmer.
- A discussion was had on the possibility of conflict of interest for Evonne to be on committee.
- Procedure moving forward will be that applications are to be forwarded to the ARC on the 1st and 3rd Fridays of the month.

CCR.

- Terra has to manually enter all existing CCR's from Melrose and then identify the ones that are active and current.
- A friendly reminder was approved to be sent out reminding residents of the restrictions.
- Fine Committee members are Joel Webb, Jennifer Frank and Patricia? Andy will send them via email.

Other Items.

- There remains quite a bit of hurricane debris throughout the community, Regina to follow up with Pasco County for pick up scheduling.
- Halloween gate hours discussed, participants should use the light on/light off method.
- 2018 meeting dates set, Jan 11, April 12, July 12 and October 11th with the Annual meeting set in March date to be determined.

SIXTH ORDER OF BUSINESS- Adjournment

There being no other business to discuss, the meeting was adjourned at 7:08 p.m.

Submitted:

Approved:  _____