

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

MINUTES OF BOARD OF DIRECTORS MEETING

The budget Meeting of the Board of Directors of the Key Vista Single Family Homeowners Association, Inc. was held on January 11, 2018 at 2530 Key Vista Blvd, Holiday FL, 34691.

Present were Board of Directors Andy Woycitzky, Marylou Rinnier and Holly McKee. 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 6:30 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 October 12, 2017 meeting were distributed to the Board of Directors prior to the meeting. 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 Marylou, the Board unanimously approved the waiver of the reading of the minutes, and approved the minutes of the October 12, 2017 meeting as submitted.

THIRD ORDER OF BUSINESS - Budget

Regina Davidson presented an overview of the December 2017 financials.

Financial.

- Operating Balance: \$44,304.26
- Reserve Balance: \$25,960.30

The proposed budget was reviewed, increases in postage and printing to accommodate the upcoming annual meeting packets and biannual notices to the community on CCR's.

On a Motion duly made by Andy Woycitzky, seconded by Marylou, the Board unanimously approved the revised 2018 Budget.

The General liability was discussed; the previous policy was rated for townhomes and canceled as of 11/24/17. The proposal from Auto-Owners was approved to be paid in full via phone, a discount from \$2,285.00 to \$2,056.00 with full payment.

On a Motion duly made by Andy Woycitzky, seconded by Marylou, the Board unanimously approved the full payment of \$2,056.00 and umbrella of \$1,919 via phone to Auto-Owners Insurance for the General Liability.

FOURTH ORDER OF BUSINESS- Old Business

There is no old business.

FIFTH ORDER OF BUSINESS- New Business

ARC.

- Evonne Woycitzky has resigned from the committee.
- Claudia Clement was present to represent the ARC Committee; the committee requested to give individual concessions on the colors, specifically whites and beige. This was denied however it was approved to use any of the approved paints in any combination on homes.
- 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: 