

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 April 12, 2018 at 2530 Key Vista Blvd, Holiday FL, 34691.

The meeting was called to order at 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 7:00 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 January 11, 2018 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 Holly McKee, seconded by Marylou, the Board unanimously approved the waiver of the reading of the minutes, and approved the minutes of the January 11, 2018 meeting as submitted.

THIRD ORDER OF BUSINESS - Budget

Regina Davidson presented an overview of the March financials.
Financial.

- Operating Balance: \$53,747.14
- Reserve Balance: \$34,947.26

FOURTH ORDER OF BUSINESS- Old Business

There is no old business.

FIFTH ORDER OF BUSINESS- New Business

ARC.

- Andy Woycitzky had questions with regards to Estopple and what is on them specifically as to fines and violations.
- Claudia Clement was present to represent the ARC Committee; the committee, the committee needs additional volunteers.
- A discussion commenced on a drop box for Terra Management Services, the Board approved with the approval of the Master Association to place on wall.

CCR.

- A Discussion on committees ensued, there are only two volunteers on the fining committee Melanie Romalin and Jennifer France, Joel Webb. Andy provided what contact information he had.

Other Items.

- Marylou brought up that the Association needs additional volunteers for other committees and that many of the committees will be placed when the new Board member is placed.
- The Board of Directors will take responsibility to have the Agenda posted at the clubhouse and to post the upcoming signs.
- Workshops will be held when necessary to move some of the Committees along. The Board of Director will post the workshops as scheduled.
- Upcoming meeting scheduled August 9th, October 11th and December 6th meetings to be held at 6:30.
- Andy Woycitzky presented the new agreement with Legal counsel that needs to be signed.

On a Motion duly made by Holly McKee, seconded by Marylou, the Board unanimously approved the signing of the legal agreement, all in favor.

- Andy Woycitzky presented moving forward with the Intent to Lien on delinquent accounts.
- Regina presented the Board with copies of the old CCR fines along with paperwork. Will continue to investigate.
- Aged Payables, all accounts over \$200.00, move forward on intent to lien, others below to receive statements and late notices.

SIXTH ORDER OF BUSINESS- Adjournment

There being no other business to discuss, the meeting was adjourned at 8:13 p.m.

Submitted:

Approved: _____