

1 **KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.**  
2 **MINUTES OF BOARD OF DIRECTORS MEETING**  
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4 The Regular Meeting of the Board of Directors of the Key Vista Single Family Homeowners Association,  
5 Inc. was held on January 17, 2019 at 2530 Key Vista Blvd, Holiday FL, 34691. Notice of the meeting was  
6 posted at least 72 hours in advance in the community calendar and community website.  
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8 **FIRST ORDER OF BUSINESS - CALL TO ORDER & QUORUM**  
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10 The meeting was called to order at 7:06 p.m.. by Mary Lou Rinnier. Present at roll call were Board of  
11 Directors Marylou Rinnier Holly McKee, and Arnold Sprague. A quorum was established. Jessica Rosa-  
12 Melendez of Terra Management Services, Inc. was also present.  
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14 **SECOND ORDER OF BUSINESS – APPROVAL OF MINUTES**  
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16 On Motion made by Mary Lou R. and duly seconded by Holly McKee, the December 13, 2018 Minutes  
17 were approved as submitted. All in favor, motion passed.  
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19 **THIRD ORDER OF BUSINESS - MANAGEMENT REPORT**  
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21 Jessica provided the Board with the Management report and the updated Balance Sheet and Income &  
22 Expenses Statement was available for review.  
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24 **FOURTH ORDER OF BUSINESS – NEW BUSINESS**  
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- 26 • Violations Committee Introduction – On motion made by Marylou R. and duly  
27 seconded by Holy McKee the Board appointed.
- 28 • Driveway painting -
- 29 • Dogs running loose – Mary Lou brought to the attention of the Board and the  
30 members present that there is an issue with dogs running loose around the  
31 neighborhood. Some of the members present also expressed that they have  
32 also noticed dogs running loose.
- 33 • Rental Registration - Mary Lou asked Jessica how the documents can be  
34 amended to require rental registration on all tenants. Jessica explained the  
35 process and suggested that a budget be planned to cover the expenses.
- 36 • Upcoming elections – Mary Lou announced to the membership present that  
37 coming soon the elections are going to be held and encouraged all present to  
38 participate and submit their Intent to Run to the Board of Directors. Mary Lou  
39 also commented that the Board will be expanded from three (3) officers to five (5)  
40 officers.
- 41 • New neighbors – the Welcoming committee has visited the new members of the  
42 community and gave each a welcome basket.
- 43 • House of the Month – The Board will be selecting the House of the Month and  
44 will be installing a yard sign.  
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46 **FIFTH ORDER OF BUSINESS – COMMENTS**  
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48 The Board of Directors responded to questions from homeowners in attendance. Some of the topics  
49 discussed was the issue of speeding through out the neighborhood. Some of the members present  
50 indicated that some of the tenants are also some of the people who have been seen speeding.  
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**SIXTH ORDER OF BUSINESS – ADJOURNMENT**

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

Respectfully submitted,

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Secretary of the Board

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Date