

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 March 28, 2019 at 2530 Key Vista Blvd, Holiday FL, 34691. Notice of the meeting was
6 posted at least 48 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 7:02 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 and Lisa Ellsworth of Terra Management Services, Inc. were also present.
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14 **SECOND ORDER OF BUSINESS – APPROVAL OF MINUTES**
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16 On Motion made by Holly McKee. and duly seconded by Arnold Sprague, the January 17, 2019 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. Financial report was emailed to the Board and has been
23 posted for homeowner's on Caliber web.
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25 **FOURTH ORDER OF BUSINESS – NEW BUSINESS**

26 **Fence Painting** – Fencing guidelines were discussed and the Board wanted to make sure that all wood
27 fences are painted white per the published guidelines.

28 **Update on trim and home painting** – Concerns were raised by the Board regarding homes being painted
29 with different colors than the ones pre-approved. Also, the Board discussed the need of inspecting the
30 homes after the paint applications were approved to make sure the colors were used according to the
31 approved scheme color.

32 **Neighbors helping Neighbors** - Again Mary Lou brought to the attention of the Board and the members
33 present the need of creating committees with Block Captains. The goal of this committee is helping
34 owners that are experiencing hardship or need of extra help to bring their properties into compliance.
35 No action was taken at this time.

36 **Mailbox standards** – The topic of mailbox standards was discussed and will be added to future editions
37 of the Pelican. Jessica will continue to inspect and send letters to owners that need to update their
38 mailbox.

39 **Update on Voting** – Master Association proposed Amendments were briefly discussed.

40 **Flag placement** – A question was raised by member's on the correct display of the American flag. Some
41 properties are displaying the flag on their mailboxes and the flag is not being maintained properly.
42 Jessica provided information to the Board and membership regarding Flag etiquette and rules of display.

43 **Committee Restructuring** - Tabled
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47 **FIFTH ORDER OF BUSINESS – COMMENTS**
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49 The Board of Directors responded to questions from homeowners in attendance. Some of the topics
50 discussed was the issue of continuing speeding throughout the neighborhood; compliance issues on
51 houses that have been an eye sore for months; and the upcoming Annual Meeting.
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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 8:03 p.m.

Respectfully submitted,

Secretary of the Board

Date