

1 **KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.**
2 **MINUTES OF BOARD OF DIRECTORS MEETING**
3

4 The Regular Meeting of the Board of Directors of the Key Vista Single Family Homeowners Association,
5 Inc. was held on June 27, 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.
13

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 March 28, 2019 Minutes
17 were approved as submitted. All in favor, motion passed.
18

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 **Committee Restructuring** – Tabled

27 **Clarification on F.S. 720.303 and Bylaws** – Jessica R. Melendez, proceeded to explain the resources
28 available to be able to expand the Board. At the past Annual meeting the membership dated May 30,
29 2019 the quorum was not met thus no allowing the Board to be expanded to nine (9) members as was
30 the desire of those present. The current Bylaws for Key Vista indicate that the membership at an Annual
31 Meeting where there is quorum met can vote to add more positions to the Board of Directors. Jessica
32 suggested appointing an elections committee to our next Annual Meeting that can assist with obtaining
33 proxies to help achieve quorum or to invest in electronic voting which will facilitate and provide easy
34 access to owners and could be an efficient way to reach quorum. The Board will look into this for the
35 2020 Meeting of the Membership.
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37 **FIFTH ORDER OF BUSINESS – COMMENTS**
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39 The Board of Directors responded to questions from homeowners in attendance. The members present
40 expressed their frustration and discontent with the inability to expand the Board without having a
41 quorum at an Annual Meeting. Several owners asked how the community can change the Bylaws and
42 Jessica provided information based on F.S. 720 and reading portions of the Declaration of Covenants.
43 Directors of the Board also expressed their desire to expand the Board and will be seriously working on
44 strategies to reach quorum this next Annual Meeting.
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46 **SIXTH ORDER OF BUSINESS – ADJOURNMENT**
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48 There being no other business to discuss, the meeting was adjourned at 8:23 p.m.
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50 Respectfully submitted,
51

52 _____
53 Secretary of the Board

_____ Date