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# Key Vista Single Family Homeowners Association, INC.

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## Board of Directors Regular Meeting Minutes

April 18, 2023

6:30 PM

Key Vista Clubhouse

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### Call to Order/ Roll Call / Quorum

- 17 • Meeting was called to order at 6:31 PM
- 18 • Treasurer Dan Tupponce, and President Dominic Celima, Secretary Robert Shumski were present.
- 19 • Sheri Brogan, LCAM from Terra Management Services LLC was also present.

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### Approval of Minutes – February 21, 2023

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*Motion: made by Dan Tupponce, duly seconded by Robert Shumski to Approve minutes from February 21, 2023, meeting. All in Favor Motion carries (3-0)*

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### Board of Directors – Officers Reports

- 28 • **President**
  - 29 ○ First meeting as president
- 30 • **Secretary**
  - 31 ○ Getting a list of residents to communicate with residents.
- 32 • **Treasurer**
  - 33 ○ No change

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### Committee Reports

- 36 • **Welcome Committee**
  - 37 ○ 4 that have not been welcomed, email needs changed on the forms
  - 38 ○ The meeting was changed from the 2<sup>nd</sup> Tuesday to the 3<sup>rd</sup> Tuesday
  - 39 ○ Looking for volunteers for the welcome committee
  - 40 ○ Recommended changing from food/candy because it expires to a plant (money tree)

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*Motion: made by Treasurer Dan Tupponce, duly seconded by Secretary Robert Shumski to raise the amount of welcome gift to \$20 or below. All in Favor Motion carries (3-0)*

- 44 • **ACC Committee**
  - 45 ○ 36 applications last time
  - 46 ○ Started looking at new colors has not been changed since 2014
  - 47 ○ Not the same color across the street or beside each house

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### Management Report

- 50 • **Re-Sales**
  - 51 ○ 3 since January 1<sup>st</sup>
- 52 • **Financials**
  - 53 ○ Attached in the board packet and available on the portal

- 50       • Collections  
51           ○ Reached out to master to research paying to the incorrect association and gave a  
52           list, no one on the list has paid extra, to prevent sending to lien unnecessarily.

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54       ***Motion: made by Treasurer Dan Tupponce, duly seconded by Secretary Robert Shumski to***  
55       ***send accounts to collections. All in Favor Motion carries (3-0)***

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- 57       • Compliance Report  
58           ○ Fining Review Committee Referrals

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60       ***Motion: made by President Dominic Celima, duly seconded by Treasurer Dan Tupponce to***  
61       ***send homeowners that are ready to the Fining Review Committee. All in Favor Motion carries***  
62       ***(3-0)***

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#### 64       **Other Business**

- 65       • Fee Reversal  
66           ○ Reviewed Homeowner Requests for Fee Reversals.
- 67       • Amendments to Documents  
68           ○ CCR'S workshop
- 69       • Compliance  
70           ○ Grass  
71               ▪ Currently a drought  
72               ▪ Can water one day a week. No restrictions.  
73               ▪ Err on the side of goodwill.
- 74           ○ Basketball Poles  
75               ▪ Miscommunication about basketball poles  
76               ▪ Can not remove from documents, has to be voted out by the community.  
77               ▪ Board can ask the management company to be lenient on people with  
78               basketball poles.  
79               ▪ In the driveway away from the sidewalk and street board don't have a  
80               problem with that.  
81               ▪ If it is on the street, attached to the house, on the sidewalk, or on the  
82               catch basin, it will be written up.
- 83       • Fountains  
84           ○ Would like to get prices for fountains for the entrance and on Indian Key

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86       ***Motion: made by Treasurer Dan Tupponce duly seconded by Secretary Robert Shumski to get***  
87       ***quotes for fountains at the entrance and on Indian Key where there is currently a bubbler. All***  
88       ***in Favor Motion carries (3-0)***

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#### 90       **Owner Comments**

91       Who has the final say on a discrepancy?

92       Conflict of interest with a board member and violations

93       What can we do to slow people down?

94       What people complain about on Facebook is ridiculous.

95       A community is where people look after each other.

96       Block captains to go around and see what is going on with homes.

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100 **Adjourn**

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102 ***Motion: made by President Dominic Celima, duly seconded by Treasurer Dan Tuppence to***  
103 ***adjourn the meeting at 7:38 PM. All in Favor Motion carries (3-0)***

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105 Respectfully Submitted By:

106 Sheri Brogan, LCAM Terra Management Services, LLC

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108 Approved: Key Vista Single Family Homeowners Association, INC

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By: 

Title: Sec

Date

5-16-23

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***Notice was posted at least 48 hours in advance per Florida Statute 720***