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**Key Vista Single Family
Homeowners Association, INC.**

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Board of Directors Regular Meeting Minutes

May 15, 2023

6:30 PM

Key Vista Clubhouse

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Call to Order/ Roll Call / Quorum

- Meeting was called to order at 6:31 PM
- President Dominic Celima, Secretary Robert Shumski were present.
- Sheri Brogan, LCAM from Terra Management Services LLC was also present.

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Approval of Minutes – April 18, 2023

Motion: made by Robert Shumski duly seconded by Dominic Celima to Approve minutes from April 18, 2023, meeting. All in Favor Motion carries (2-0)

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Board of Directors – Officers Reports

- **President**
 - On track, making progress.
- **Secretary**
 - Communication with the manager is awesome.
- **Treasurer**
 - No change

Committee Reports

- **Welcome Committee**
 - Updated welcome package with new board member's contact information.
 - 3 of 4 new members welcomed.
 - Response from money tree was awesome.

Motion: made by Dominic Celima, duly seconded by Robert Shumski to reimburse Nancy for plants. All in Favor Motion carries (2-0)

ACC Committee

- 26 applications in May 24 were approved, 2 of the 24 approved were approved with conditions which were the proper location of fence and gate and the other confirmed color of the soffit.
- 1 application was left pending, trying to work with the resident.
- 1 application was a reapplication from April denial for a white garage screen.
- Basketball hoop attached to house disapproved but given alternative options.
- Letter being sent for painting house and homeowners are painting without approval.
- Re-Paint don't pay the fee if the same color just needs an application.

Motion: made by Dominic Celima duly seconded by Robert Shumski to nominate Laura to ACC Committee. All in Favor Motion carries (2-0)

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Motion for old paint colors for repainting only: made by Dominic Celima, duly seconded by Robert Shumski. All in Favor Motion carries (2-0)

Motion to approve new colors recommended by the ACC Committee: made by Dominic Celima, duly seconded by Robert Shumski, to approve new paint color schemes. All in Favor Motion carries (2-0)

Management Report

- Re-Sales
 - 5 sold since April 30th.
 - 2645 Eagle Crest
 - 2411 Wood Pointe
 - 2037 Blue River
 - 2246 Indian Key
 - 2650 Hawk Roost
- Financials
 - Attached in the board packet and available on the portal.
 - \$3,765.83 Collected from outstanding balances in the month of April.
- Collections
 - Fee Reversal
 - Mail going to wrong address want fees reversed mail sent back undeliverable. **Denied**
 - 1945 Fern Ridge fee reversal because never received letters. Not sent back undeliverable. Total owed \$113.07. **Pay a \$75 fee and waive the rest within 30 days.**

Other Business

- Bring back home of the month starting June 1st.


Owner Comments

Adjourn

Motion: made by President Dominic Celima, duly seconded by Robert Shumski to adjourn the meeting at 8:04 PM. All in Favor Motion carries (2-0)

Respectfully Submitted By:
Sheri Brogan, LCAM Terra Management Services, LLC

Approved: Key Vista Single Family Homeowners Association, INC

By: 
Title: Secretary Date 6-20-23