

1  
2  
3  
4  
5  
6  
7

**Key Vista Single Family  
Homeowners Association, INC.  
Board of Directors Regular Meeting Minutes  
June 20, 2023  
6:30 PM  
Key Vista Clubhouse**

8 **Call to Order/ Roll Call / Quorum**

- 9  
10  
11  
12
- Meeting was called to order at 6:36 PM
  - President Dominic Celima and Secretary Robert Shumski were present.
  - Treasurer Dan Tupponce was not present.
  - Sheri Brogan, LCAM from Terra Management Services LLC was also present.

13  
14 Treasurer Dan Tupponce resigned from the board. Replacement Tommy Aquila

15 ***Motion: made by President Dominic Celima duly seconded by Secretary Robert Shumski to***  
16 ***Appoint Tommy Aquila to the Board to replace Resigning Treasurer Dan Tupponce. All in Favor***  
17 ***Motion carries (2-0)***

18  
19 **Approval of Minutes – May 16, 2023**

20 ***Motion: made by Secretary Robert Shumski duly seconded by President Dominic Celima to***  
21 ***Approve minutes from May 16, 2023, meeting. All in Favor Motion carries (3-0)***  
22

23 **Board of Directors – Officers Reports**

24 • **President**

- 25 ○ Working with Master Association to donate money to fix the gates, President  
26 Dominic Celima sent proposals for work to be completed.

27 ***Motion: made by President Dominic Selima duly seconded by Tommy Aquila to approve funds***  
28 ***from fining committee to be donated to the Master Association for repair and upgrade of***  
29 ***gates. All in Favor Motion carries (3-0)***  
30

31 • **Secretary**

- 32 ○ Started home of the month last month and moving ahead.  
33 ○ Reward of \$100 Gift Card.

34 ***Motion: made by Secretary Robert Shumski duly seconded by President Dominic Celima to use***  
35 ***funds from fining committee to reward \$100 gift card for home of the month. All in Favor***  
36 ***Motion carries (3-0)***  
37

38 • **Treasurer**

- 39 ○ Happy that communication of single-family and master association has and is  
40 working together.  
41

42 **Committee Reports**

43 • **Welcome Committee**

- 44 ○ Up to date  
45 ○ List of homeowners

46 • **ACC Committee**

- 47 ○ Colors posted, asked Natasha to post on my key vista site,  
48 ○ Spoke with Natasha about Custom books from Sherwin Williams  
49 ○ Nancy put the new board up at the clubhouse and updated the board.

- 50 ○ Last month everything was approved.
- 51 ○ 35 new colors total, including stains for driveways and mailbox post colors.

52

53 **Management Report**

- 54 ● Re-Sales
  - 55 ○ 8 changes of ownership as of May 31, 2023
- 56 ● Financials
  - 57 ○ Included in the board packet.
- 58 ● Collections
  - 59 ○ Some went to lien.
  - 60 ○ Several are for postage.
- 61 ● Compliance Report
  - 62 ○ Fining Review Committee Referrals

63 ***Motion: made by Secretary Robert Shumski duly seconded by Tommy Aquila to send all***  
64 ***homeowners ready to fine. All in Favor Motion carries (3-0)***

65

66 **Other Business**

- 67 ● Fee Reversal
  - 68 ○ Paid Master and wants fees and interest reversed when she pays. Table for next
  - 69 meeting pending when paid Masters.
  - 70 ○ Payment plan for fines. Denied

71 ***Motion: made by Secretary Robert Shumski duly seconded by Tommy Aquila to not accept a***  
72 ***payment plan for fines and fees. All in Favor Motion carries (3-0)***

73

74 Amendments to Documents

- 75 ● Tarps/Roofs
  - 76 ○ Propose within 30 days, submit to ACC Committee, find contractor, etc. Tarps
  - 77 must be brown in color, if not submitted within 30 days send them to the fining
  - 78 committee.

79 ***Motion: made by President Dominic Celima duly seconded by Secretary Robert Shumski to***  
80 ***require brown tarps on roofs and give homeowners 30 days to submit to ACC Committee. All***  
81 ***in Favor Motion carries (3-0)***

82

83 **Adjourn**

84 ***Motion: made by President Dominic Celima, duly seconded by Secretary Robert Shumski to***  
85 ***adjourn the meeting at 7:15 PM. All in Favor Motion carries (3-0)***

86

87 Respectfully Submitted By:

88 Sheri Brogan, LCAM Terra Management Services, LLC

89

90 Approved: Key Vista Single Family Homeowners Association, INC

91

92 By: \_\_\_\_\_

93 Title: \_\_\_\_\_ Date \_\_\_\_\_

94

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

96