

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes - Approved

Tuesday, August 15th, 2023, 6:30pm

Location: Key Vista Clubhouse
2530 Key Vista Blvd, Holiday FL 34691

- 1) **Call to Order:** 6:35pm by Dominic Celima
- 2) **Quorum:** Dominic Celima, Tommy Aquila, Robert Shumski and also present was Tiffany Sullivan from Terra Management.
- 3) **Approval of Minutes:** Robert **MOTIONS** to approve the minutes from July 18th, 2023.
Second: Tom All approve.
- 4) **Officers Report:**
 - President – provided update on gates, explained how the fining committee funds are being used for events for the community.
 - Secretary – Gave an update on brown tarps only allowed in the community, explained how no soliciting is allowed in the community.
 - Home of the Month received a \$100 visa gift card award.
 - Treasurer – nothing to report.
- 5) **Committee Reports:**
 - Welcome Committee – Reported six (6) new homeowners joined the community.
 - ACC Committee – Denied an application for request of AC in windows, not allowed per gov docs. All other applications were approved.
- 6) **Management Report:**
 - a) Resales
 - b) Financials
 - c) Collections
 - d) Compliance Report
 - i) Compliance Action Plan
 - ii) Fining Review Committee Referrals – Dominic **MOTIONS** to appoint Cory Rice as a fining committee member. Second: Tom All Approve.
- 7) **Other Business:**
 - i) Home of the month, Gift card amount – Dominic **MOTIONS** to decrease the Home of the month reward from \$100 to \$75. Second: Robert All Approve.
 - ii) Additional Business to be determined.
- 8) **Member comments:** (3 Minutes allowed per homeowner)

9) **Adjourn:** 8:15pm **MOTIONS:** Dominic Second: Robert All Approve.