

# KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes - Approved

Tuesday, September 19<sup>th</sup>, 2023, 6:30pm

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

- 1) **Call to Order:** 6:31pm by Dominic Celima
- 2) **Quorum:** Dominic Celima, Tommy Aquila, Robert Shumski and also present was Radley Travez from Terra Management.
- 3) **Approval of Minutes:** Tom **MOTIONS** to approve the minutes from August 15<sup>th</sup>, 2023.  
Second: Dom All approve.
- 4) **Officers Report:**
  - President – Provided a reminder to residents to submit a DRB application prior to any work. Also, provided a reminder to residents of the importance of the upkeep for each home, as it helps keep the community in good standards.
  - Secretary – Nothing to report.
    - Home of the Month received a \$75 visa gift card award.
  - Treasurer – Nothing to report.
- 5) **Committee Reports:**
  - Welcome Committee – Reported five (5) new homeowners joined the community in the past couple of days.
  - ACC Committee – Approved all applications that were submitted in the month of September. Requested the board to review suggestions to allow external tesla charges for each home.
- 6) **Management Report:**
  - a) Resales
  - b) Financials
  - c) Collections
  - d) Compliance Report
- 7) **Old Business:**
- 8) **New Business:**
  - i) ACC Dropbox, change of lock – Dom **MOTIONS** to change the lock on the ACC Dropbox with do not copy keys assigned to the ACC chair, LCAM, and a copy to Terra Management. Each new ACC must sign a document stating they will return the key upon their resignation. Second: Bob All Approve.

ii) First Notice Violation Template – Dom **MOTIONS** to approve the first notice template provided by the fining committee. Second: Tom All Approve.

**9) Member comments:** (3 Minutes allowed per homeowner)

**10) Adjourn:** 7:37pm **MOTIONS:** Bob Second: Dom All Approve.

Respectfully Submitted By:  
Radley Travez, LCAM Terra Management Services, LLC

Approved: Key Vista Single Family Homeowners Association, INC

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

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

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