

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes - Approved

Tuesday, October 17, 2023, 6:30pm

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

- 1) **Call to Order:** 6:32pm by Dominic Celima
- 2) **Quorum:** Dominic Celima, Robert Shumski and also present was Radley Travez from Terra Management. Not in attendance was Tommy Aquila.
- 3) **Approval of Minutes:** Bob **MOTIONS** to approve the minutes from September 19, 2023.
Second: Dom All approve.
- 4) **Officers Report:**
 - President – Provided gratitude for Kim on the social media page.
 - Secretary – Requested more information on the membership vote to amend the governing documents.
 - 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 in the month of September.
 - ACC Committee – Approved all applications that were submitted in the month of October.
 - Finning Committee – Reported one reversal of fines from September meeting.
- 6) **Management Report:**
 - a) Resales
 - b) Financials
 - c) Collections
 - d) Compliance Report
 - i) Case: 5211 – Bob **MOTIONS** to deny the requested reduction of collections cost.
Second: Dom All Approve.
 - ii) Case: 9821 - Bob **MOTIONS** to approve the requested reduction of fines assessed by 50% contingent upon the violations being cured and the account is paid off within 15 days. Second: Dom All Approve.
 - iii) Case: 8501 – Dom **MOTIONS** to deny the requested reduction of fines assessed.
Second: Bob All Approve.
 - iv) Case: 2011 – Dom **MOTIONS** to deny the requested reduction of fines assessed.
Second: Bob All Approve.
- 7) **Old Business:**

8) New Business:

- i) 2024 Proposed Budget – Dom **MOTIONS** to approve the 2024 Budget of annual assessments of \$75.00. Second: Bob All Approve.
- ii) CPA Change – Bob **MOTIONS** to approve Bashor & Legendre’s CPA services to complete the tax returns Second: Dom All Approve.

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

10) Adjourn: 7:41pm **MOTIONS:** Bob Second: Dom All Approve.

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