

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes - Approved

Tuesday, November 21, 2023, 6:30pm

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

- 1) **Call to Order:** 6:34pm by Dominic Celima
- 2) **Quorum:** Dominic Celima, Tommy Aquila, Robert Shumski and also present was Radley Travez from Terra Management.
- 3) **Approval of Minutes:** Dom **MOTIONS** to approve the minutes from October 17, 2023.
Second: Bob All approve.
- 4) **Officers Report:**
 - President
 - Secretary
 - Home of the Month: Bob **MOTIONS** for the month of December, homes with most lights, reason for the season, and all about kids categories will receive \$100, \$75, and \$50 respectively. Second: Dom All approve.
 - Treasurer – Nothing to report.
- 5) **Committee Reports:**
 - Welcome Committee – Reported one (1) new homeowner in the month of October.
 - ACC Committee – Reported that 2645 Banner Stone never submitted an application to build a retaining wall near the wetlands.
 - Finning Committee
- 6) **Management Report:**
 - a) Resales
 - b) Financials
 - c) Collections
 - d) Compliance Report
 - i) Case: 6911 – Tom **MOTIONS** to approve the requested 6-month payment plan, in addition to the annual assessment when it is due. Mankin’s lien will remain in place until such time the account reaches a zero balance. Second: Dom All Approve.
 - ii) Case: 1801 - Tom **MOTIONS** to approve the requested waive of fines, however, homeowner is responsible for the postage charges. Second: Dom All Approve.
 - iii) Case: 2011 – Bob **MOTIONS** to reduce the assessed fines to \$500.00 contingent upon the account is paid in full within 14 days of receiving an updated statement.
Second: Tom All Approve.
 - iv) Case: 5401 – Bob **MOTIONS** to dismiss the assessed fines. Second: Dom All Approve.

7) Old Business:

8) New Business:

- a) Paint for Mailbox Posts – Bob **MOTIONS** to purchase the correct mailbox paint color and store them in mason containers for residents when their mailbox is faded or chipped.
Second: Tom All Approve.

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

10) Adjourn: 7:47pm **MOTIONS:** Bob Second: Tom All Approve.

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