

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes - Approved

Tuesday, January 16, 2024, 6:30pm

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

- 1) **Call to Order:** 6:30 pm by Dominic Celima
- 2) **Quorum:** Dominic Celima, Robert Shumski, Tommy Aquila and also present was Radley Travez from Terra Management.
- 3) **Approval of Minutes:** Tom **MOTIONS** to approve the minutes from December 19, 2023.
Second: Bob All approve.
- 4) **Officers Report:**
 - President – Reported there have been an increase of homeowners making exterior changes without submitting an ARC application.
 - Secretary
 - Home of the Month.
 - Treasurer
- 5) **Committee Reports:**
 - Welcome Committee
 - ACC Committee – Reported that 8 applications were submitted and 1 was denied.
 - Finning Committee
- 6) **Management Report:**
 - a) Resales
 - b) Financials
 - c) Collections
 - i) Lien Foreclosures – Tabled until next meeting. The Board requests Mankin to join the meeting for any questions to be answered.
 - d) Compliance Report
 - i) Case: 2101 – Dom **MOTIONS** to approve the requested waive of fines, however, homeowner is responsible for the postage charges. Second: Bob All Approve.
 - ii) Case: 3001 – Tom **MOTIONS** to approve the requested waiver of fines, however, homeowner is responsible for the postage charges. Second: Dom All Approve
- 7) **Old Business:**
 - Mankin Law – Dom **MOTIONS** to approve three accounts to proceed into lien foreclosure as advised by Mankin. Seconds: Tom All Approve.
- 8) **New Business:**

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

10) Adjourn: 7:15 pm **MOTIONS:** Dom Second: Bob All Approve.

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