

# KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes - Approved

Tuesday, February 20, 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 and also present was Radley Travez from Terra Management.
- 3) **Approval of Minutes:** Dom **MOTIONS** to approve the minutes from January 16, 2023.  
Second: Bob All approve.
- 4) **Officers Report:**
  - President – Reported the passing of Tommy Aquila and how grateful the board was to have him serve on the board.
  - Secretary - Reported the statements from the Declaration regarding animals, vehicles, storage, upkeep of each home, and stated the governing documents are 24 years old. The amendments of the governing documents would require a membership vote of 2/3 or 364 votes.
- 5) **Committee Reports:**
  - Welcome Committee – Dom **MOTIONS** to appoint Tera Coull onto the Welcome Committee. Second: Bob
  - ACC Committee
  - Finning Committee
- 6) **Management Report:**
  - a) Resales
  - b) Financials
  - c) Collections
  - d) Compliance Report
    - i) Case: 6801 – Dom **MOTIONS** to reduce the fine imposed by half, in addition, the homeowner is responsible for the postage charges. Second: Bob All Approve.
    - ii) Case: 4301 – Kim **MOTIONS** to reduce the fine to \$100, in addition, the homeowner is responsible for the postage charges. Second: Bob All Approve.
    - iii) Case: 0601 – Kim **MOTIONS** to waive the fine, in addition, the homeowner is responsible for the postage charges. Second: Bob All Approve.
- 7) **Old Business:**
  - Mankin Law – Tabled

**8) New Business:**

- Appointment of New Board Member – Dom **MOTIONS** to appoint Kimberly Davenport as a New Board Member.      Seconds: Bob All Approve.

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

**10) Adjourn:** 7:27pm              **MOTIONS:** Kim      Second: Dom              All Approve.

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