

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes - Approved

Tuesday, May 21 2024, 6:30pm

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

- 1) **Call to Order:** 6:35 pm by Dominic Celima
- 2) **Quorum:** Dominic Celima, Robert Shumski and Kim Davenport, also present was Radley Travez, LCAM from Terra Management.
- 3) **Approval of Minutes:** Bob **MOTIONS** to approve the minutes from April 16th, 2024.
Second: Kim All approve.
- 4) **Board of Directors – Officers Report:**
 - President – Dom reported that his landscaping business does not interfere with homeowners and their violations. Everyone is treated equally within the community for violations. Also, Dom had reported that he was unable to speak his concerns at the most recent Masters BOD meeting. While reporting, Josph Reynolds from the Masters Board of Directors, continued to interrupt the president’s report.
 - Treasurer – Bob had reported that the association continues to help homeowners within the community as he had delivered mailbox paint to 28 homeowners this month.
 - Secretary – Kim reported the association mailed a letter to every homeowner within the community pausing violations with mailboxes and driveways. This gives a chance to every homeowner to correct any violations they may have while the association focuses on other items of each home.
- 5) **Committee Reports:**
 - Welcome Committee – Ordered more money trees.
 - ACC Committee - 22 ACC Approvals.
 - Finning Committee – The most recent hearing held consisted of 16 cases. 9 were approved for fining and 7 were disapproved.
 - Activities Committee – Both Poolside Bingo and Moms & Muffins was a success, as there was positive feedback from residents in the community. Patti had provided a schedule of potential upcoming events for the community.
- 6) **Management Report:**
 - a) Resales
 - b) Financials
 - c) Collections
 - d) Compliance Report
 - i) Dom **MOTIONS** to approve the list of 3rd notices to be sent out and sent to the fining review committee . Second: Bob All Approve.

7) Old Business:

- Mankin Law – Kim had questioned if electronic/online voting was an option to amend the governing documents.

8) New Business:

- Rules and Regulations – The board had discussed about providing a simple document that summarizes the rules and regulations of the community, for every resident may reference.

9) Adjourn: 7:43pm **MOTIONS:** Dom Second: Kim All Approve.

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