

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes - Approved

Tuesday, June 18 2024, 7:00pm

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

- 1) **Call to Order:** 7:00 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:** Dom **MOTIONS** to approve the minutes from May 21, 2024.
Second: Kim All approve.
- 4) **Board of Directors – Officers Report:**
 - President – Dom reported that the community had a great turnout for the Father’s Day activity which was hosted on Saturday by the activities committee.
 - Treasurer – Bob had reported that Natasha from the Masters helped and the committee chair Patti, had purchased items for this event and submitted receipts for reimbursement.
 - Secretary – Kim reported this upcoming Saturday would be hosted a movies night for the community. Also reported that there was an incident with a dog attack. Would like to remind the community about always keeping dogs on a leash, no breeding allowed and per the community documents, only 2 pets are allowed per household.
- 5) **Committee Reports:**
 - Welcome Committee – Provided bakery goods for the welcome of new homeowners.
 - ACC Committee - 17 ACC Applications, 1 denial. Applications would need to be filled with more information. All fence installation would require a lot survey and must be included with the applications.
 - Finning Committee – The most recent hearing held consisted of 16 cases. 3 were approved for fining and 13 were disapproved.
 - Activities Committee – Bob had suggested the committee obtains a sign for future events and residents can be notified throughout the community.
- 6) **Management Report:**
 - a) Resales
 - b) Financials
 - c) Collections
 - d) Compliance Report
 - i) Kim **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:**

8) New Business:

- Updated 2024 FL Statute 720 Legislation – Terra had explained about the most recent 720 Statutes that were passed and will be effective July 1st.
- New Standards ARC Hurricane Protection Products – The ACC committee will continue to work on a new Architectural Designs Standards reflecting the changes in the updated 720 Statutes.
- Activities Committee Events – The provided list of upcoming events will be posted on the portal for everyone to view.
- Electronic/Access for Online Voting – the board had discussed about having this as an option to help amend the documents.

9) Adjourn: 8:14pm **MOTIONS:** Dom Second: Bob All Approve.

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