

# KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes - Approved

Tuesday, July 16, 2024, 7:00pm

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

- 1) **Call to Order:** 7:05 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 June 18, 2024.  
Second: Kim All approve.
- 4) **Board of Directors – Officers Report:**
  - President
  - Treasurer – Bob had reported the June financials were showing negative, but the association was well over budget. Had also discussed the prepaid list of homeowners that paid ahead of time.
  - Secretary
- 5) **Committee Reports:**
  - Welcome Committee – Nancy reported there were four (4) new homeowners, and she provided bakery goods for the welcome of new homeowners.
  - ACC Committee - 17 ACC Applications, 1 denial.
  - Fining Committee – The most recent hearing held consisted of three (3) cases. Two (2) were approved for fining and one (1) was disapproved.
  - Activities Committee – Kim reported the 4<sup>th</sup> of July event had a great turnout. Unfortunately, the number of residents that rsvp'd did not reflect the number of residents that attended. Due to this reason, the food had run out within the hour. Kim had suggested moving forward, there should be an online registration system for future events. Also, there should be split tasks among the committee members and the pre-planning needs improvement.
- 6) **Management Report:**
  - a) Resales
  - b) Financials
  - c) Collections
  - d) Compliance Report
    - i) Bob **MOTIONS** to approve the list of 3<sup>rd</sup> notices to be sent out and sent to the fining review committee. Second: Kim All Approve.
- 7) **Old Business:**
- 8) **New Business:**

- Electronic/Access for Online Voting – Tabled

9) **Adjourn:** 8:39pm      **MOTIONS:** Kim    Second: Bob      All Approve.

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