

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes - Draft

Tuesday, August 20, 2024, 7:00pm

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

- 1) **Call to Order:** 7:01 pm by Dominic Celima
- 2) **Quorum:** Dominic Celima, and Kim Davenport, also present was Radley Travez, LCAM from Terra Management. Not in attendance was Robert Shumski.
- 3) **Approval of Minutes:** Dom **MOTIONS** to approve the minutes from July 16, 2024.
Second: Kim All approve.
- 4) **Board of Directors – Officers Report:**
 - President – Announced the community will have the end of the summer picnic on September 7th. Dunk Tank will be also included in the event.
 - Treasurer
 - Secretary - Reported that many homeowners are excited for the September 7th event which includes the Dunk Tank and 50/50 raffle. Everyone can register online.
- 5) **Committee Reports:**
 - Welcome Committee – With Nancy resigning from the committee, Kim **MOTIONS** to appoint Sharon Borecki to be on the welcome committee. Second: Dom Motion Carried.
 - ACC Committee - 19 ACC Applications, 16 approved, 3 were pending.
 - Fining Committee – The most recent hearing held consisted of seven (7) cases. Six (6) were approved for fining and one (1) was disapproved.
 - Activities Committee
- 6) **Management Report:**
 - a) Resales
 - b) Financials
 - c) Collections
 - d) Compliance Report
 - i) There have been split attorney opinions on the updated FL Statute regarding the fining process. Dom **MOTIONS** to proceed with Terra’s recommendation of the fining process where homeowners will have 30 days after the committee’s decision to cure the violation. Otherwise, the fine will be imposed and due immediately after 30days.
 - ii) Kim **MOTIONS** to approve the list of 3rd notices to be sent out and sent to the fining review committee. Second: Dom All Approve.
- 7) **Old Business:**

8) New Business:

- Electronic/Access for Online Voting – Board reviewed the policy and will properly notify the community about online voting and the meeting where there board will vote to adopt.

9) Adjourn: 7:45pm **MOTIONS:** Dom Second: Kim All Approve.

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