

# KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes - Draft

Tuesday, September 17, 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, Robert Shumski and Kim Davenport, also present was Radley Travez, LCAM from Terra Management.
- 3) **Approval of Minutes:** Kim **MOTIONS** to approve the minutes from August 20, 2024.  
Second: Dom All approve.
- 4) **Board of Directors – Officers Report:**
  - President – Reported the board will allow homeowners 1 minute per agenda for their input.
  - Treasurer
  - Secretary
- 5) **Committee Reports:**
  - Welcome Committee
  - ACC Committee - 18 ACC Applications, all approved.
  - Fining Committee – The most recent hearing held consisted of nine (9) cases. four (4) were approved for fining and five (5) was disapproved.
  - Activities Committee – the end of summer picnic was a success. The RSVP was online and was able to communicate. Volunteers were assigned tasks. Set up and take down were quick and there were plenty of leftover food. The entire budget was \$1,200 for the food, beverage, and dunk tank.
- 6) **Management Report:**
  - a) Resales
  - b) Financials
  - c) Collections
  - d) Compliance Report
    - i) Kim **MOTIONS** to approve the list of 3<sup>rd</sup> notices to be sent out and sent to the fining review committee. Second: Bob All Approve.
- 7) **Old Business:**
- 8) **New Business:**
  - Violations – the board had reviewed violations that received fines and still have not cured the violations.
- 9) **Adjourn:** 8:05pm **MOTIONS:** Dom Second: Bob All Approve.

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