

# KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

## Board of Directors Meeting Minutes - Draft

Tuesday, November 19, 2024, 7:00pm

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

- 1) **Call to Order:** 7:03 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 September 17, 2024.  
Second: Kim All approve.
- 4) **Board of Directors – Officers Report:**
  - President – Reported lots of homeowners volunteered to help clean up after Hurricane Helene.
  - Treasurer – Reported there is a new portal for the community, and everyone should have received a log in information to register. Anyone who has not signed up yet should reach out to Terra for log in information.
  - Secretary
- 5) **Committee Reports:**
  - Welcome Committee – Welcomed five (5) new homeowners and announced instead of welcome cupcakes, there will be \$15 gift cards for new homeowners.
  - ACC Committee - All ACC Applications have been approved.
  - Finning Committee – The most recent hearing held consisted of two (2) cases. Both were approved.
  - Activities Committee – No Report
- 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.
    - ii) Kim **MOTIONS** to continue to follow the community’s CC&R’s and prohibit commercial vehicles/business vehicles. Second: Bob All Approve.
- 7) **Old Business:**
- 8) **New Business:**

- Electronic/Access for Online Voting Policy – Kim **MOTIONS** to approve the Electronic/Access for Online Voting Policy for the Key Vista Single Family Association.  
Second: Dom All Approve.
- Budget 2025- Dom **MOTIONS** to approve the 2025 Budget of annual assessment of \$75.  
Second: Kim All Approve.
- Expansion of the Board – Dom **MOTIONS** to appoint David McCallister onto the Fining Review Committee, expand the board to a total of five (5) members, and appoint Bryan Garcia and Cory Rice onto the Board of Directors. The reorganization will be as listed:
  - President: Dominic Celima
  - Vice President: Robert Shumski
  - Secretary/Treasurer: Kimberly Davenport
  - Director at Large: Cory Rice, Bryan Garcia

Second: Kim All Approve.
- Holiday Lights Contest – Kim **MOTIONS** to continue the Holiday Lights Contests as conducted as the previous year with 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> winners receive gift cards.  
Second: Dom All Approve.
- Fine Waive Request - Dom **MOTIONS** to waive the fines that were imposed on 2030 Blue River Rd. Second: Bob All Approve.

9) **Adjourn:** 8:48pm      **MOTIONS:** Dom    Second: Bob      All Approve.

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