

KEY VISTA SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes - Draft

Tuesday, December 19, 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, Kim Davenport, Cory Rice, Bryan Garcia and also present was Radley Travez, LCAM from Terra Management.
- 3) **Approval of Minutes:** Bob **MOTIONS** to approve the minutes from November 19, 2024.
Second: Kim All approve.
- 4) **Board of Directors – Officers Report:**
 - President – Reported mailboxes are looking good within the community. Also reported, all residents within the community should respect management when inspections are being conducted and let them complete their job tasks.
 - Vice President – Reiterate what the president reported and announced that if any homeowner has any concerns, they may contact the board of directors.
 - Secretary/Treasurer – Supports the comments made by the president and VP. Does not want to see this happen again and any future incident will result in a police report being filed. Also reported that Christmas donations will be accepted and remind all homeowners of the Holiday lights contest.
- 5) **Committee Reports:**
 - Welcome Committee – No Report
 - ACC Committee – 2316 Indian Key Dr would like to appeal to the board on their request to install black pavers. Kim **MOTIONS** to deny this appeal. Second: Bob All Approve.
 - Finning Committee – No Report
 - Activities Committee – No Report
- 6) **Management Report:**
 - a) Resales
 - b) Financials
 - c) Collections
 - d) Compliance Report
 - i) Dom **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:

- 2025 Schedule – Bob **MOTIONS** to move the board of directors meeting back to 6:30pm. Second: Dom All Approve.

9) Adjourn: 8:13pm **MOTIONS:** Dom Second: Kim All Approve.

Respectfully Submitted By:
Radley Travez, LCAM Terra Management Services, LLC

Approved: Key Vista Single Family Homeowners Association, INC

By: _____
Title: _____ Date _____

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