

# Key Vista Villas

Homeowners Association, Inc.

Board of Directors Meeting  
Monday, March 25, 2013 after Annual Meeting  
Clubhouse

## MINUTES

Meeting called to order by Frank Flesch at 8:05 P.M.

Notice posted at least 48 hours in advance of meeting.

Collin Cagle, Joe Careccia, Shirley Drallmeier, Frank Flesch, Karan McCoughey, Ken Nadler and Jim Rice present; quorum achieved. Verdon and Rath from RPM also in attendance.

Minutes of February 25, 2013 meeting were read. Motion made by Karen to approve meeting minutes. Seconded by Joe. All voted in favor.

### **Treasurer's Report-** Ken Nadler.

Motion made by Collin to approve Treasurer's Report. Seconded by Jim. All voted in favor.

Motion made by Jim to reimburse mileage at going IRS rate. Seconded by Frank. All voted in favor.

2012 Tax Returns Submitted.

**DRB-** Nothing to report

### **Grounds Committee Report-** Collin Cagle

10 new TSCs

Weekly mowing to start week of April 23

Recommendations for new Lawn Contract and Vendor

### **Finance Committee Report-** Frank Flesch

Motion made by Frank to "opt out" of Weston and remain with Citizens for insurance coverage. Seconded by Jim. All voted in favor. RPM to return form.

**Compliance Committee Report-** Jim Rice reported regarding volunteers. Ken Nadler reported regarding Phase III water restrictions.

**Management Report-** C. Verdon. Nothing reported due to Annual Meeting preparation. C. Verdon to submit her report to BOD by email by end of the week.

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**Correspondence-** Nothing to report

Unfinished Business

- Foreclosure/Collections- Ken Nadler reported ongoing efforts
- Pasco Fire Department- Ken Nadler reported still waiting for quote to install
- Flagpoles- tabled to next meeting
- Relocation of Bulletin Board- tabled to next meeting

New Business

- Committee Liaisons

Motion made by Frank to spin out Pools into separate committee with Karan as BOD liaison. Seconded by Jim. All voted in favor.

Motion by Frank to appoint Shirley as BOD liaison to Clubhouse, Social, Welcome Committee. Seconded by Jim. All voted in favor.

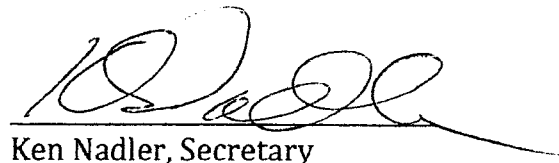
Motion by Frank to appoint Joe Careccia as BOD liaison to Grounds Committee. Seconded by Collin. All voted in favor.

- Clubhouse "Private Party" clarified. Shirley to review Clubhouse policy.
- Paper Resident Directory- tabled to next month
- Date of next meeting: Monday, April 22, 2013 at 7:00 P.M.

Homeowner comments entertained

There being no further business to consider, meeting was adjourned at 9:35 P.M.

Respectfully Submitted:



Ken Nadler, Secretary

Approved: April 22, 2013