

Key Vista Villas
Board of Directors Meeting Minutes
April 22, 2013

Present: Collin Cagle, Joe Careccia, Frank Flesch, Karan McCaughey, Ken Nadler and Jim Rice
Absent: Shirley Drallmeier

Quorum achieved.

Frank Flesch, President, called the meeting to order at 7:01 P.M.

Ken certified posting of Notice in compliance with FL statutes

Roll call was taken.

Justin Rivenburgh, the new Property Manager from Resource Property Management was introduced.

Ken read the minutes from the March BOD meeting. Karan seconded the acceptance of the minutes. All were in favor and the minutes were approved.

Ken gave the Treasurer's Report.

There was one application to the DRB, which is pending further resolution by the homeowner.

Committee Reports

Jim gave Compliance Committee Report.

Finance Committee Report – nothing to report

Ken reported changes in Organizations and Responsibilities for Grounds Committee, spinning out the Pool Committee as a separate committee. There were also numerous suggested changes to the Grounds Committee section. BOD members are to review, get comments to Collin and be prepared to vote on changes at next BOD meeting.

Pool Committee - Karan reported there were multiple issues with the pool. The pool was closed for 16 hours because of bio matter waste being in both the pool and the spa. She requested help with the pool committee. They replaced the ropes, life ring and clock along with other items.

Clubhouse Committee Report – Ken read report submitted by Shirley. All Trouble Service Complaints (TSC) were completed. Residents have been moving furniture and blocking exits, a Fire Department violation. A Memorial Day party is being planned.

Committee to negotiate the final contract language. Joe seconded the motion. All voted in favor.

Collin presented suggested a possible enhancement to the front of the clubhouse offered by Luke Brothers. He also presented a potential enhancement to the rear of the pool from Luke Brothers.

Frank recommended the contract termination date of the current vendor be at the discretion of the Grounds Committee.

New Business

BOD Orientation – to be arranged with Justin for any new BOD members who desire one.

Covenants - Frank reported that driveways, sidewalks and mailboxes are dirty all over the community. It is homeowner responsibility. Frank suggested delaying notice to owners until September. Jim made a motion to delay notice on driveways, sidewalks and mailboxes until September when they will be re-inspected by Justin. Frank seconded the motion. All were in favor.

Discussion on homeowners' need to submit all requests to DRB, for any change or replacement to the architecture. Also discussion on hurricane preparedness, based on covenants. Jim to prepare draft of a communication to homeowners to make them aware of covenants and DRB rules.

Frank discussed on-street parking issues. He made a motion that the “no parking” signs be replaced with signs prohibiting parking overnight (11:00 PM – 5:00 AM). Seconded by Jim. All were in favor.

Ken asked Justin to investigate records at RPM of a Collections Policy.

The next BOD meeting will be on Monday, May 20 at the clubhouse.

Frank opened the floor to homeowner questions and comments.

Jim made a motion to adjourn at 8:50 P.M. Collin seconded the motion. All were in favor.

Respectfully Submitted,



Ken Nadler, Secretary

May 20, 2013