

Key Vista Villas  
Board of Directors Meeting Minutes  
June 17, 2013

Frank Flesch, President, called the meeting to order at 7:00 P.M.

Frank certified posting of Notice in compliance with FL statutes

Roll call was taken. Present were Collin Cagle, Joe Careccia, Shirley Drallmeier, Frank Flesch, Karan McCaughey, Ken Nadler (by speaker phone) and Jim Rice. Quorum achieved.

Ken read the minutes from the April BOD meeting. Jim made a motion to accept the minutes. Karan seconded the acceptance of the minutes. All were in favor and the minutes were approved.

Officer Reports

Vice President – Nothing to report

Treasurer – No report to submit. Will send to BOD members once the financials are corrected.

Design Review Board – No new business

Committee Reports

Compliance Committee – nothing to report

Finance Committee – nothing to report

Grounds Committee – Joe reported a total of 19 total TSC's and 5 were still open. Joe said that he is hoping that things will run smoother once Luke Brothers takes over.

Social Committee – Shirley gave the Social Committee Report. There was a Memorial Day party held in May that was sold out. Special thanks to all the volunteers. A 50/50 raffle was held. No event planned for June. Camel races are coming soon.

Pool Committee – Karan reported that the spa motor was replaced. The motor was seizing up. Shore Commercial is currently pricing the steps for the pool ladder replacement. Justin is getting estimates for replacement of some of the signs.

Management Report

Justin presented a report for the months of May and June.

Correspondence

Frank read correspondence from the May meeting had been tabled because not all parties were present at that meeting. Jim Rice responded to the letter. Going forward the Compliance Committee will go to each home to speak with the owner directly.

Unfinished Business

Collections/Foreclosure – Ken received the monthly collections report from Mankin Law Group. Ken reviewed each property. Justin is working to get answers from Accounting and will get with the Accounting Supervisor to get answers regarding the Davis property, which needs to be moved to Mankin.

Pasco Fire Department Knox Box – Ken reported that the Pasco County Fire Department has locked the box with the key fob. Handyman will be out to look at the key that is not working on the outside clubhouse doors.

Flag Pole & Flag – Jim reported on the estimates for the flag poles. An e-mail was sent out asking for donations. So far they have received pledges of at least \$150.00. Frank suggested tabling for now.

Clubhouse Reservation Policy – Shirley reported on the revised form. There was a question on the number that would qualify as a get together. Frank suggested that if a resident wants exclusive usage regardless of number, the owner must fill out the reservation form. Clubhouse hours are from 8am – 10pm. "Exclusive Usage" does not include the billiard room or the pool.

New Business

Covenant Violations – Frank reported that a small number of homeowners are not watering their lawns. Frank read the proposed letter of compliance. Manager will verify complaint and will send letter. If the matter has not been resolved then a fining letter will be sent.

Jim reported on the package that will be sent to all the residents for updated directory and emergency information. It will include a postage paid return envelope. It gives residents a choice to keep their information private and available to Resource Property Manager and Board Secretary only or publish it in a directory for the community. Package is scheduled to go out no later than the end of the week. It is due back no later than August 1, 2013.

Joe made a motion to suspend the July and August meetings. Collin seconded the motion and all were in favor.

The next BOD meeting will be on Monday, September 23 at the clubhouse.

Frank opened the floor to homeowner for questions and comments.

Frank made a motion to adjourn at 8:20 P.M. Ken seconded the motion and all were in favor.

Respectfully Submitted,



Ken Nadler, Secretary

September 23, 2013