

Key Vista Villas Homeowners Association, Inc.

Board of Directors Meeting Minutes

June 22, 2015

Association President Jim Rice called the meeting to order at 7:00 P.M.

Secretary JM Gibbons certified posting of Meeting Notice in compliance with Florida statutes.

Roll call was taken. Present were Joe Careccia, Kerry Cushing, Shirley Drallmeier, JM Gibbons, Marie Hawkins, Ken Nadler (via phone) and Jim Rice. Quorum established.

One resident signed up to speak during the first member comment period, regarding the erosion the Master Board is responsible for. She petitioned the Board of Directors to contact the Master Board regarding the erosion. Kerry stated he will speak with Clyde to see what can be accomplished.

Kerry moved to waive reading of the May minutes and to accept them as published. Marie seconded and all voted in favor.

Officer Reports:

President: Jim reported he submitted a TSC to the Master Home Owners Association regarding the overgrowth on west side of Pleasant Hill Lane. The Master Association is to address it on Thursday.

Vice President: no report.

Secretary: JM stated he is updating the Board of Directors and Community members on the website. He asked the residents to please email him any changes. He continues to work on the governing documents and has asked for committee members, especially non-BOD residents, to help with them. The TSC forms have been updated.

Treasurer: Ken gave the financial report as of May 31, 2015. JM moved to accept the April financial reports as presented. Kerry seconded and all voted in favor.

DRB Report: Tommy Miazga stated that the Design Review Board received 7 applications and all were approved.

Committee Reports:

Clubhouse – Shirley reported the dehumidifier is helping to reduce the smell. She is going to contact Pair-A-Jacks to pour enzymes into all of the drains regularly. She asked that all the blinds in the clubhouse remain closed to help keep it cooler and reduce the A/C usage. Shirley will post signs requesting that the air temperature remain at a certain temperature and to close the blinds.

Compliance – Chuck did a drive-through in previous week. Jim reported the violators will be notified.

Finance/Budget/Insurance – Ken reported that the 2016 budget planning has begun. He will need an estimate on what the grounds committee is to count on spending in 2016.

Gates – Kerry stated that the Wood Pointe gate was recently repaired. The committee needs more fender washers.

Grounds – Joe reported that several sprinkler controls need to be replaced. So far 6 have been replaced due to age.

Pool – Marie presented her pool report. The pool and deck has been kept cleaned by Shore Commercial and Pair-A-Jacks. Phil repaired the pool brush providing an additional spare part to fix it in the event it breaks again.

Social – Vivian stated the Memorial celebration held on Sunday, May 24 was a great success. The next event will be planned for September.

Management Report:

Chuck presented his management report, stating that most items had already been covered in prior reports.

Correspondence:

JM read several pieces of correspondence. The first was a letter of non-compliance mailed to a resident regarding an unauthorized lock on the county water meter. This letter was returned refused. The second correspondence was a letter to a resident letting them know the Board has denied their request to change paint colors for their home. The third correspondence was a trouble letter found in the mailbox. The homeowner is currently out of town and has asked that his sprinklers be looked into. Joe stated they will look into the sprinkler issue. The fourth correspondence was regarding a resident's lawn dying. This is due to no electric getting to the sprinkler system. The resident is to give the Board a garage opener to look into this issue. The fifth and final correspondence is a note from Tommy Miazga regarding the A/C pads.

Unfinished Business:

Collections/Foreclosure – Ken reported there are three properties in collections. Borrico, which will be discussed further below. The Lindsey property has been filed on June 10 by Mankin. The Litts property: Mankin is going after the bank for payment. There is no movement on the Walker property.

Disposition of Borrico Delinquency – Ken reported that Mankin gave the home owner a reduced amount to bring their account current. The payment must be made in full by July 15th. If the home owner does not make the payment to bring their account current, Ken recommends turning over the account to Mankin to continue with collections. Ken made a motion that no Board member or Resource Property Management to communicate with the home owner once their account has been turned over to Mankin for the collection process. Kerry seconded and all were in favor.

KVV Insurance and 55+ Affidavit compliance strategy – JM presented his and Ken's strategy to bring the KVV records of insurance coverage and age verification current. Marie suggested using "Age Verification" in place of 55+ affidavit. JM agrees. The Board would like return envelopes with no postage to be mailed with the letter JM and Ken drafted. Once the responses come back, a status spreadsheet will be maintained. JM and Ken are the only Board members to receive the spreadsheet, which they will distribute.

New Business:

Chronic Irrigation Violations – The Board discussed the homeowner putting a private lock on the county water meter allowing their lawn to die. Kerry spoke of irrigation violations involving 40 residents resulting in sod replacement costing the community money. Kerry moved that 6 residents who are delinquent in fees be issued a letter of violation regarding their lawn, and any future home owners with irrigation violations and deteriorating turf be issued a letter stating their lawn will be their responsibility if their account is not brought current. Marie seconded and after lengthy discussion the following amended resolution was approved unanimously: "In the future, July 2015 and beyond, any homeowner with irrigation violations and a deteriorating turf due to lack of irrigation, as determined by the Grounds Committee, will be issued a "letter of violation." Ken stated that some, but not all, of the four homes in collections with Mankin have an addendum to the estopple stating the new home owner is responsible for the replacement of the lawn.

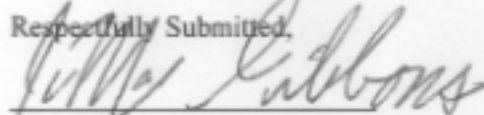
Clubhouse Phone Service Changeover – Ken reported Bright House gave a quote on the clubhouse phone for \$15 a month, plus a \$4 a month modem charge plus tax. The Verizon bill for the clubhouse phone is currently \$173. Ken moved to allow him to investigate cancellation with Verizon and switching to Bright House. Marie seconded and all were in favor. Chuck will get a final quote and send to the Board.

The next BOD meeting will be September 28, 2015 at 7:00 p.m. at the clubhouse.

Jim then opened the floor to residents for questions and comments.

Kerry moved to adjourn. Marie seconded the motion and all were in favor. Meeting adjourned at 8:50 PM.

Respectfully Submitted,



J.M. Gibbons, Secretary
September 28, 2015