

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
September 28, 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.

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

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

Officer Reports:

President: no report.

Vice President: no report.

Secretary: JM reported the governing docs are still being worked on. The KVV website is still being purged of old information in an effort to streamline it. There are three website administrators; JM, Ken and Tommy. Tommy reported the Master Board is looking for ways to cut costs. The last three publications of the Pelican newsletter will now be on the website for viewing.

Treasurer: Ken moved to waive the reading of the June financials and accept them as presented. Kerry seconded and all voted in favor. Ken moved to waive the reading of the July financials and accept them as presented. JM seconded and all voted in favor. Ken then gave the financial report as of August 31, 2015. Ken moved to accept the August financial report as presented. Kerry seconded and all voted in favor.

DRB Report: Tommy Miazga gave his report on the 17 applications that were received. 15 were approved. 1 was not approved and 1 did not need the Board's approval. Tommy also addressed rumors regarding the approval of Mr. Nadler's screen door. He stated it was approved by the DRB, but the DRB did not take into account the color of the handle. The DRB has spoken with Mr. Nadler and he has agreed to look into correcting it upon his return. Tommy also addressed a question from a home owner about the documents dated 07/11/07 regarding screen doors, stating the documents are guide lines to be used.

Committee Reports:

Clubhouse – Shirley reported that Chuck needs to get quotes to replace a missing piece of wood from the fascia in the front of the clubhouse that dislodged during pressure washing. Shirley also requested Chuck to get new quotes on replacement of the window sills outside of the clubhouse. A few of the stone bricks fell from the pillars in the front also, needing them to be resealed. A TSC was received regarding the left urinal handle needing to be jiggled to stop the water from running. It has been noted that it may stick due to lack of usage. Chuck will look into solutions for this, while Shirley puts a sign on it in the meantime.

Compliance – Chuck did a drive-through, reporting all violations to the Compliance Committee.

Finance/Budget/Insurance – Ken reported there is a Finance Committee meeting coming up this week.

Gates – JM asked about the entrance gate being open on Saturdays. After a discussion was held, it is noted that the entrance gate is open from 10am to 2pm on the first and third Saturday of the month for realtors to show homes that are for sale.

Grounds – Joe stated that he met with Scott Brantley, Luke Brothers V.P., on September 9th. They went over the issues affecting the community, such as lack of man power, weeds, fungus and pests. Scott revised the service contract to help better control the pests and weed control. Joe reported that weed control could not be applied during the summer due to the heat. Joe has asked them to be more aggressive with the weed control during the winter months. John, Luke Brothers manager, will also revise the sod replacement quote to replace damaged sod from the painters' dumping of chemicals. Specialized Coatings will be financially responsible for the replacement. Kerry reported on the irrigation violations. Six sprinkler clocks were replaced due to lightning damage and two due to age.

Pool – Marie presented her pool report. The life rings have been replaced due to age. As of last week, the pool was switched from cooling to heating. The pool will now remain at 85 degrees. Pair-a-Jacks cleaned the furniture and removed the paint overspray from the windows. Kerry transported a lounge chair to Pasco Patio for Marie to have the fabric replaced, at a cost of \$105.93. This cost includes a one year warranty. Complaints regarding the berry droppings have been addressed. Three of the palms have been trimmed. Three more palms remain, needing trimmed. It came into question to whom the trees belong. The Grounds committee will look into ownership and inform of the need to trim the berry pod. Pair-a-Jacks will blow the berries from the pool deck until such time.

Social – Vivian stated the Labor Day gathering was a success. The next event will be an ethnic dinner. A sign-up sheet has been posted in the clubhouse.

Ad Hoc – The Governing Documents Modification Committee consists of: JM Gibbons, Ian and Fiona Girvan, Marie Hawkins and Kerry Cushing. They've met every Wednesday, since August 19th. Kerry asked Jim if the Association attorney had contacted him regarding the changes discussed earlier that were due on September 1st.

Management Report:

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

Correspondence:

JM read a letter received from the BBB, in response to a complaint from a resident. The complaint and response from Jim Rice were read. The second correspondence related to a conversation Jim had with a resident regarding complaints from neighbors about a contractor's trailer parked in their driveway overnight. The resident wrote stating the trailer has not been parked overnight. Several more responses were received from neighbors affirming that the trailer has not been parked overnight. The third correspondence series were from residents asking for a temporary waiver to allow decorative furniture visible from the street until changes changes can be made to the governing docs. Waiver requests were received from the following addresses: 2319, 2321 and 2336 Pleasant Hill Lane, 2926 Walnut Grove Court and 2803 Plantain Drive. Ken moved to approve the waiver requests until the Design Review Manual is rewritten. Joe seconded. Jim, Joe, Shirley and Ken voted in favor. Kerry and Marie abstained. The motion passed. The documents have a projected completion date of July, 2016. A comment was received from 2849 Wood Pointe Drive regarding their furniture being visible from the street for 14 years, and just now a resident is complaining.

Unfinished Business:

Collections/Foreclosure – Ken reported the Borrigo property had asked to be on a payment plan. The home owner has ceased paying with no communication. They have been sent to Mankin. There was a motion made on the Lindsay property in court on September 11. Walker still has nothing to report.

KVV Insurance and 55+ Affidavit compliance status report – JM reported that prior to the 9/12 mailing only 22 insurance and age items on file were current. One week after the mailing, 86 were current. The community still needs to achieve 100% currency for all community properties. JM addressed Chuck at this point regarding an issue with Heidi LeVac, Administrative Assistant for KVV. Chuck stated he will see that this issue is resolved.

New Business:

Timing of “official” Key Vista Villas monthly financial report – Ken stated that residents can request a copy of the financials at their cost of paper and mailing. He also stated that the RPM accounting department creates the financial and then approves it for release. Ken, being the Treasurer, receives the financials first and then must review them for errors. The correction/re-release process can take several days. Once approved by the Board at a monthly meeting and recorded in the minutes, the financial report becomes official. Financials that have been approved for previous months can then be requested by any resident. The BOD was in agreement with Ken's explanation, with no further questions.

Proper handling of house painting warranty issues – Jim reported there is a 7-year warranty. The home owner is to contact Specialized Coatings directly for warranty issues. Tommy stated that he will be posting signs with the contractor's information in the clubhouse and outside. This also includes where to get touch up paint. Tommy addressed a rumor regarding distribution of touch up paint by the contractor. It was stated that a blast email was sent letting home owner's know there is a form to receive it. The amount of paint was limited and was handed out. A total of 60 cups were handed out to home owners. There is left over paint in the outside closet that cannot remain there. Tommy asked for a volunteer to distribute it. Once a volunteer has come forward, cups with lids will be ordered through the contractor.

The next BOD meeting will be October 26, 2015 at the clubhouse.

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

JM moved to adjourn. Kerry seconded the motion and all were in favor. Meeting adjourned at 9:00 PM.

Respectfully Submitted,

J.M. Gibbons, Secretary
October 26, 2015