

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
December 28, 2015

Association President Jim Rice called the meeting to order at 7:01 P.M.

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

Roll call was taken. Present were Shirley Drallmeier, JM Gibbons, Marie Hawkins, Ken Nadler and Jim Rice. Absent were Joe Careccia and Kerry Cushing.

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

Officer Reports:

President: no report.

Vice President: no report.

Secretary: JM reported the Association was able to put a forms mailing in with the coupon books, thus saving the Association the costs connected with duplicating and mailing the forms separately.

Treasurer: Ken presented his report as of the November 30, 2015 financials. JM moved to accept the report as read. Marie seconded and all were in favor.

DRB Report: Tommy Miazga gave his report on the 1 application that was received and approved in the past month.

Committee Reports:

Clubhouse – Shirley reported Specialized Coatings were to do repairs to the front columns, but were delayed due to a car accident.

Compliance – Chuck did a drive-through. Jim is working on his list of violations. Jim stated that dirty driveways are a common occurrence.

Finance/Budget/Insurance – No report.

Grounds – Jim reported in Joe and Kerry's absence that as of the last grounds meeting, they are all caught up on TSC's. Luke Brothers will be back to work January 4th.

Pool – Marie reported Dave put up the new clock at the pool.

Social – Shirley gave the social report in Vivian's absence. Deck the Halls was a success. They added more holiday lights outside. Camel races will be held on January 23rd; more information will follow. Shirley encouraged people to sign up early as the clubhouse has an occupancy limit of 52 for such an event.

Ad Hoc – No report.

Management Report:

In Chuck's absence, Ken moved to waive the reading of the management report. Marie seconded and all were in favor.

Correspondence:

JM received and has filed the certificate of liability for Shore Commercial.

A TSC was given to JM with a note that stated this is more of a Board issue. JM read the TSC from a resident on Wood Pointe Drive who stated that the sale of the home next door to them has fallen through; the resident requested the Board to power wash the driveway and sidewalk of the unsold home. Jim stated that the Board cannot power wash the driveway because it is owned by the bank and we cannot trespass on private property. The driveway and sidewalk are the home owner's responsibility. Jim reported that he received an email to remind residents of the proposed development of 60 homes. He has attended the meetings and they are still in the permit stage. Residents are encouraged to attend the January 22nd meeting at 1:30pm to express their concerns. JM will send an email broadcast to residents with the details.

Unfinished Business:

Collections/Foreclosure – Ken gave his report. Still nothing to report on the Walker property. The Lindsay property has a bank foreclosure pending.

KVV Insurance and 55+ Affidavit compliance status report – Ken submitted the latest status spreadsheet to everyone. Carrie will update as frequently as weekly if possible, and email it to Ken for review and action.

Clubhouse Telephone – Ken reported Chuck got a quote to lower the monthly bill on the clubhouse telephone. Ken looked into the KVV phone system, stating that there are several phone lines (about six) that are connected to the clubhouse phone, including the gates and the fob panels at the clubhouse. Ken stated we will stay with Verizon.

New Business:

Clubhouse Cable – Ken has volunteered to be on the Master HOA's Communications Committee. Ken stated that everyone in Key Vista gets basic cable through the Master Association. We were paying rental on two cable boxes and for premium content in the clubhouse. Brighthouse took the two boxes back and the clubhouse now has basic cable on the bulk service.

Bright House Cable Bills – The Master Association pays \$35 per house to Bright House for basic cable. Ken encourages residents to call Brighthouse to make sure they are receiving the \$35 credit on their bill. Residents should ask if they are receiving "the bulk pricing discount for Key Vista Villas."

Dryer Vents – Ken stated that he has his dryer vents cleaned yearly and recently had it cleaned this year. The cleaner stated that the vent was partially blocked. He encourages residents to get their vent cleaned as it could be a fire hazard.

The next BOD meeting will be January 25, 2016 at the clubhouse.

JM moved to adjourn. Ken seconded the motion and all were in favor. Meeting adjourned at 8:02 PM.

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

Respectfully Submitted,

J.M. Gibbons, Secretary
January 25, 2016