

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

January 25, 2016

Association President Jim Rice called the meeting to order at 7:02 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 and Jim Rice.

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

**Officer Reports:**

President: no report.

Vice President: no report.

Secretary: no report.

Treasurer: Ken presented his report as of the December 31, 2015 financials. JM moved to accept the report as read. Marie seconded and all were in favor.

**DRB Report:** Tommy Miazga gave the monthly report. Two applications were received. Both were approved. Tommy informed the Board that Bernie Przekop will need to take a leave of absence due to medical issues. The resident who will replace Tommy on the DRB will not be available for another month. Tommy will remain active until his replacement is officially appointed.

**Committee Reports:**

Clubhouse – Shirley reported the repairs were done to the fascia and column in the front of the clubhouse. The \$750 charge was waived due to damage to some community lawns during the house painting last year.

Compliance – Chuck did a drive-through. Jim stated there is one repeat offender and he will contact them.

Finance/Budget/Insurance – No report.

Grounds – Joe stated TSC's have been very light. They have received two proposals from Luke Brothers. The first proposal is for mulch at the clubhouse in the amount of \$640. The second proposal is for "sanding" of smaller damaged areas, to be followed up with pot ash and fertilizer, in the amount of \$2,500. Conventional "sodding" will still be necessary for larger damaged areas. Ken moved to accept the mulch proposal as presented, with the \$640 invoice being billed separately from the sanding charges, and charged not to landscape but to clubhouse. JM seconded Ken's motion and all were in favor. Joe stated that donut cleaning will take place February 12<sup>th</sup> and Luke Brothers may need to start fungicide a month early to stay on top of it this year. Fungicide treatments may begin as early as February, rather than March. Kerry stated there are dead sago palms in the community that need to be handled by the Compliance Committee. They carry a fungus that will spread to the other trees and cause them to die. Kerry also reported there are numerous palm trees that need trimming. John from Luke Brothers will move forward with 2310 Pleasant Hill, as this is a TSC that was not completed.

Pool – Marie presented her pool report. Shore replaced two filters and brackets for a total cost of \$480.00. Shore will also look into the stains on the floor and vents of the spa; Marie will update us on this item at our next meeting. Volunteers are still needed for a short amount of time every Sunday, Tuesday, Thursday and Saturday (pick one) to monitor the pools' chemical balance as legally required in order to keep this amenity available to our residents.

Social – Vivian stated the Camel races were a success. The next events that will be planned are Valentine's Day and St. Patrick's Day.

Ad Hoc – No report.

**Management Report:**

Chuck presented his management report.

**Correspondence:**

JM received three items of correspondence. The first was a suggestion for a "Meet & Greet" the candidates for the Board. The second was a complaint regarding the condition of the lawns versus the master, and the third was a vendor's certificate of liability insurance that will be filed. The Board discussed holding a "meet and greet" event discussing the timing, pros and cons of such an event. Marie suggested that any "meet the candidates" event should be strictly social and informal. A date will be set once the announced candidates are polled for availability.

**Unfinished Business:**

Collections/Foreclosure – Ken reported that there is no activity on the Lindsay and Walker property. Neither are in foreclosure and are part of the estate. There is a potential for movement on the Lindsay property as there has been activity observed on the property.

KVV Insurance and 55+ Affidavit compliance status report – The latest spreadsheet was emailed to Ken and JM. Due to the affidavit's being received are minimal, the next step needs to be taken. They would ask for volunteers to go door to door to request these documents to bring the community into legal compliance.

**New Business:**

The next BOD meeting will be February 22, 2016 at the clubhouse.

The Annual meeting will be March 28, 2016 at the clubhouse.

Marie moved to adjourn. Joe seconded the motion and all were in favor. Meeting adjourned at 8:19 PM.

Respectfully Submitted,

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J.M. Gibbons, Secretary  
February 22, 2016