

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

February 22, 2016

Association Vice President Shirley Drallmeier called the meeting to order at 7:00 P.M.

Secretary J.M. 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 and Ken Nadler. Absent was Jim Rice, due to illness; so VP Shirley Drallmeier presided at the meeting.

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

Officer Reports:

President: no report.

Vice President: no report.

Secretary: JM reported the first notice of our KVV annual meeting, to be held on March 28th at 7 pm, has been mailed to all residents. Our meeting's second notice will be mailed shortly. The Master HOA's annual meeting is March 24th.

Treasurer: Ken presented his report on the January 31, 2016 financials. JM moved to accept the report as read. Kerry seconded and all were in favor.

DRB Report: Tommy Miazga gave his report on 1 application that was received and approved. Ken moved to appoint Joe DeMontigny as chairman of the DRB. Shirley seconded and all were in favor.

Committee Reports:

Clubhouse – No report.

Communications – Ken stated that they need one or two volunteers to help with maintaining the Villas web site.

Compliance – Jim Rice (committee chair) was absent. Kerry commented that many mailboxes in the community are in disrepair, carriage lights are broken, mailboxes are dirty and palms need to be trimmed. Kerry feels that enforcement is lacking, and Marie and Joe agreed. JM commented in Jim's absence, stating that some homeowner were given leeway on specific compliance issues until our governing documents were updated. Other homeowners seem to have unilaterally taken advantage of this leeway. Kerry moved that the compliance committee enforce our existing covenants regarding out-of-compliance properties. Marie seconded, and the motion was discussed. Kerry withdrew his motion. Ken moved to table the compliance discussion until the next Board meeting. Kerry seconded and all were in favor. Jean D'Angelo volunteered to serve on the Compliance Committee.

Finance/Budget/Insurance – No report.

Grounds – Joe stated several letters have been mailed out to lawn irrigation violators, a couple of which have been ongoing for years. When asked what the next step in the enforcement process would be, Chuck Pitassi explained that once the homeowner has been given two notices and a final notice with 10 days to rectify the violation, the Board can then impose a fine of \$100 a day up to \$1,000. If the homeowner refuses to pay the fine, a lien can be placed on the property. The Board will need to form a hearing committee, comprised of no serving Board members or co-residents of a Board member's household, to consider possible homeowner appeals. Tom Simms, Vivian Azzano and Ellen Maracotta volunteered to serve on the hearing committee. Kerry moved to accept the volunteers for the hearing committee, Marie seconded and all were in favor. Ken asked if the Grounds Committee could come to the next meeting with a list of violators to present to the Board for possible fining. Kerry indicated that they

could and would do so. John at Luke Brothers will replace rain sensors with wireless sensors, when the current sensor goes bad. Joe asked for a volunteer to help with Monday property inspections, with the community area divided into quarters and a different quarter inspected each week. Joe announced that Bob Eichhorn has volunteered to serve on the Grounds Committee. It has been reported that the master's lawn company is using an open deck mower, which is blowing Bermuda grass seeds onto lawns. Joe reported that sanding has begun, with the worst homes being done first. Luke Brothers will follow this up with potash to invigorate root growth. Kerry stated there are several dead sago palms that need to be removed from properties in the community, as they are spreading disease to the healthy ones, eventually killing them. Infected Robelini palms also need to be removed or treated.

Pool – Marie stated that Shore reported the stains around the spa jets are from pool chemical build up, and there is no way to prevent it. An acid wash, done last in April, 2015 for \$250, is the only way to remove the chemical stains. One deck chair is in need of repair. It will be transported to Pasco Patio for repair.

Social – Vivian stated that the Valentine's Day event was a good time. St. Patrick's Day is the next event to be held on March 13th, which will be catered. The last day to sign up is March 3rd, the cost is \$10 per person. April 7th is a Day at the Races – Tampa Bay Downs. Bus transportation will pick up at the clubhouse. Lunch will be provided and Key Vista will be sponsoring a horse. The cost is \$35 per person.

Ad Hoc – JM stated that a conforming copy of the Declaration of Covenants has been completed and turned over to GDM Committee members for comparison and certification. A conforming copy of the Articles of Incorporation has been begun, and then lastly, the conforming copy of the Bylaws will be done.

Management Report:

Chuck presented his management report.

Correspondence:

JM received two items. One was a Thank You card for a plant received. The other was a resident's notice of intent to run for the Board of Directors, which was given to RPM management for processing.

Unfinished Business:

Collections/Foreclosure – Ken gave his report. Mankin stated there is a bank foreclosure sale scheduled for March 17th for the Lindsey property. No changes on the Walker property.

KVV Insurance and 55+ Affidavit compliance status report – The latest spreadsheet was emailed to Ken and JM. JM reported that Georgie Boehlen and Ellen Maracotta have volunteered to take a portion of the status list and go door to door to get the necessary forms completed. Ken suggested purchasing hand-held scanners for volunteers to carry door to door.

New Business:

The next BOD meeting will be March 28, 2016 at the clubhouse, immediately following the annual membership meeting and the Board organizational meeting.

Kerry moved to adjourn the BOD meeting. Marie seconded the motion and all were in favor. The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

J.M. Gibbons, Secretary
March 28, 2016