

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
March 28, 2016

Association President Jim Rice called the meeting to order at 8:04 P.M.

Jim Rice President certified posting of Meeting Notice in compliance with Florida statutes.

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

Kerry moved to waive reading of the February minutes and to accept them as published. Ellen 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 February 29, 2016 financials.

DRB Report: Joe DeMontigny gave his report on 2 applications that were received. They were approved. Ken moved to appoint Ian Girvan to the DRB committee. Shirley seconded and all were in favor.

Committee Reports:

Clubhouse – No report.

Communications – Ken stated he has volunteers to go door to door to get the remainder 55+ affidavits, but is still in need of two more.

Compliance – A motion was made by Kerry during the February 23rd meeting and was tabled. Kerry withdrew his motion permanently.

Finance/Budget/Insurance – No report.

Hearing Committee – Ellen Maracotta was elected to the Board of Directors, therefore cannot be on the Hearing Committee. Ken moved to create the Hearing Committee with the 6 volunteers. Kerry seconded and all were in favor. Ken moved to make Mary Lou Kittren Chairperson of the Hearing Committee. Shirley seconded and all were in favor. There are 6 members on the Hearing Committee, but only 5 will be assigned per hearing.

Grounds – Joe stated Luke Brothers missed a mow due to the rain but they will recoup with a fertilizer or fungicide. The Committee is canvassing properties on Mondays. Kerry stated the irrigation violations are getting better. Residents are encouraged to use mulch in their flower beds to retain moisture. Joe moved to go to the **next** step of the violation process on 6 homes that have had constant violations.

Pool – Marie presented her pool report. A pool chair has been sent for repair. She has signed up two volunteers, but is still looking for more to check the pool and spa.

Social – Vivian stated 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 the Declaration of Covenants have been completed and turned over to committee members for any further changes. The Articles have begun and then lastly, the Bylaws will be done.

Correspondence:

Marie read an email received regarding the violations and fining committee.

Unfinished Business:

Collections/Foreclosure – Ken gave his report. There is a foreclosure sale scheduled on March 17th for the Cora Lindsay property.

KVV Insurance and 55+ Affidavit compliance status report – Affidavits and homeowner insurance were received tonight. Volunteers will go around to collect more. Carrie will update the form and email it to Ken.

New Business:

Shirley recommends Ellen Maracotta to take over the pool committee from Marie, as Marie is now the secretary.

Jim announced a new agenda item requesting Marie to update all of the committee rosters.

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

Kerry moved to adjourn. Marie seconded the motion and all were in favor. Meeting adjourned at 9:15 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
April 25, 2016

Approved as corrected, under Grounds added “next”
April 25, 2016