

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

April 25, 2016

Association President Jim Rice called the meeting to order at 7:05 P.M.

Marie Hawkins, Secretary, certified posting of the 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.

John Burkett from Luke Brothers was introduced as a special guest speaker. He spoke to the community regarding how sanding works with St. Augustine, the benefits of pot ash, the new chemical contract versus the old al-a-cart contract, and irrigation rotors versus spray heads. The community asked questions and John responded accordingly.

Kerry moved to waive reading of the March minutes and to accept them with one correction. Joe seconded and all voted in favor.

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

Officer Reports:

President: no report.

Vice President: no report.

Secretary: Marie presented her report stating she has transferred all pool committee items to Ellen. JM has transferred all pertinent secretarial files to Marie. Jim asked Marie to request the Key Vista Villas phonebook from JM.

Treasurer: Ken presented his report as of the March 31, 2016 financials. The electric bill was \$1,000 for last month. It normally runs \$600-\$700/month in the Winter, and was \$595 in November. The lights have been noted on late at night. Shirley suggested it may be due to a broken timer on the spa that has been running non-stop for three weeks. It would keep the pool blower running. The next electric bill will be checked.

DRB Report: Joe DeMontigny gave his report on 3 applications that were received. They were all approved.

Committee Reports:

Clubhouse – No report.

Communications – Ken stated JM has stepped down from the committee. He is in need of volunteers to go door to door to get the remainder 55+ affidavits. He also needs a third administrator for the website. Ken asked the community if they are requesting an email blast be sent, to send the request to all the Website Administrators.

Compliance – Jim will get the most recent report from Chuck. He will consult with Jean D'Angelo to handle.

Finance/Budget/Insurance – No report.

Gates – Ken reported the gate was down and appeared to be vandalized. There was a three foot section still attached to the mechanism. Accurate Electronics was able to reattach the arm. Ken reported the cost for a new 15 foot arm is \$397 plus tax, per a proposal received.

Grounds – Joe reported there was a Grounds meeting today at 3pm. John Burkett's helper, Jason, will be assisting during the rainy season. Door hangers have been requested of John. They will be checking for mulching and it's recommended that residents mulch their flower beds. Yellowstone is still mowing the common areas with the shoots open, causing Bahia seed to spread onto Key Vista properties. Luke Brothers is working with the committee to come up with a list for sod and they will put together a proposal to give to the Board. Kerry presented the Board with a list of detailed irrigation violations (26), as requested at the last Board meeting.

Pool – Ellen presented her pool report. The gate slides rough, the hinges were hung too low. They will be fixed. A proposal was received from Shore to replace the Spa chemical sensors at a cost of \$701. Kerry moved to accept the proposal from Shore. Ken seconded and all were in favor. The spa timer has been replaced. Two quotes have been received to replace signs at the pool. Ellen will get the new signs ordered.

Social – Shirley presented the report stating the pancake breakfast was elegant and a success. The next event will be a Splish-Splash Party, with music and dancing, to be held the Saturday or Sunday prior to Memorial Day. More info will follow.

Correspondence:

Marie read a letter mailed to a resident and a follow up letter that was mailed out.

Unfinished Business:

Collections/Foreclosure – Ken gave his report. There was a foreclosure sale on March 17th for the Cora Lindsay property. It was not sold, so the bank took possession of the property. A lien was issued by our Attorney. The projected pay out from the bank is \$1,580.00 after a write-off of the same amount. Violations were sent to the Bank regarding responsibilities from our association attorney. The Bank has 45 days to respond. Chuck received an email from the Bank asking for a payment coupon book. Chuck took that opportunity to inform the Bank of the violations. All indications are that they want to resolve these violations.

KVV Insurance and 55+ Affidavit compliance status report – A recent spreadsheet was sent to Ken. The next step is going door to door. Ken bought a small hand held scanner. Ellen volunteered to assist Ken. More volunteers are needed. If none come forward, Ken suggested the Board take a portion of the list to get this task accomplished.

Gate Closure Signage – Ellen looked into different options and gave up. Discussions continued, and Ellen will get approval from the Master’s Board of Directors for a small sign to go underneath the 55 Plus sign. Wording to be determined.

New Business:

Violations and Fines – Kerry addressed violations, asking for the timeframe for other violations be the same for all violations in the community. Ken made a motion to initiate the Fining and Hearing process on 2537 Sandy Hill and 2831 Plantain Drive, pending verification of previous letters mailed to residents, and advise they will be fined \$100 a day up to 10 days for a maximum fine of \$1,000, per Florida Statutes. Ellen seconded and all were in favor.

New Committee Rosters – Marie read the committees and their members.

Administrative Announcements

Jim Rice suggested we consider having a Defibrillator in the Club House. This will be discussed at the next Board Meeting.

Jim asked Shirley to be the BOD Liaison to the Hearing Committee. Shirley accepted.

The next BOD meeting will be May 23, 2016 at the clubhouse.

Marie moved to adjourn. Kerry seconded the motion and all were in favor. Meeting adjourned at 9:25 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
May 23, 2016 (Typed 5/20/2016)