

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
May 23, 2016

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

Secretary Marie Hawkins 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 and Ken Nadler by speaker phone.

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

Officer Reports:

President: no report.

Vice President: no report.

Secretary: Marie reported she received one questionnaire.

Treasurer:

Ken presented his report as of the April 30, 2016 financials. The 2015 taxes have been filed and sent to the IRS. The 12/31/2015 annual report has been reviewed by the Accountant and is on the Key Vista Villas website. Ken looked into the high clubhouse electric bill and found it includes end of February and March. Nothing went on to account for this high bill. Irrigation over budget.

DRB Report: Joe DeMontigny gave his report on 5 applications that were received. They were all approved

Committee Reports:

Clubhouse – Shirley reported the loose rocks on the pool columns will be repaired. The refrigerator door was resealed. Shirley asked the residents to please close the door firmly so the food in it does not spoil.

Social – Vivian stated the next event will be the Memorial Day picnic on Sunday, May 29th from 4-7pm. There will not be any summer socials.

Communications – Ken stated that he and Tommy Miazga are the Website Administrators and he is still looking for one more. Tommy is doing the heavy lifting.

Compliance – The Compliance process was discussed. Jim reported there is a new spreadsheet that RPM created. The first letter of violation will have a comply date of 30 days and will need to be mailed Certified, Return Receipt Requested, so we can prove the date Homeowner received the letter. Six violations have been resolved. All Violation letters must go Certified, Return Receipt Requested.

Finance/Budget/Insurance – Ken reported Frank Flesch has stepped down. He has agreed to help Ken with the 2017 budget, but going forward Ken will need some help for 2018. Ken asked the Lawn Committee to review the aging irrigation system and determine replacement needs going forward.

Grounds – Joe stated Luke Brothers will apply arena, an insecticide, so please look for signs and keep your pets off the lawns. They will also be applying liquid fertilizer. Luke Brother's is slow in contacting homeowners regarding TSC's. They should get better when the door hangers arrive to increase their communication on issues. There are 58 clocks that still need to be replaced, at a cost of \$12,000 to replace all. Valve boxes are also going; they are being replaced at a cost of \$600 each. One valve box replaced accounted for the over budget for irrigation. The committee will be updating the sod list.

Kerry made a motion for irrigation and all other non compliance letters of days to comply. Jim seconded and an open discussion was had on the motion. After a discussion was had, the motion was changed

slightly. Kerry moved that the first irrigation violation letter will give the homeowner 10 days to correct any irrigation violation, and will be sent USPS, Certified, Return Receipt Requested; the second violation letter will give the homeowner 7 days to correct the previously noted violation, to be sent USPS, Certified, Return Receipt Requested; the third violation letter notifies the homeowner that, after fourteen (14) days, they will be subject to fines, according to Article VII, Section 7, of our Declaration of Covenants, Conditions and Restrictions for Key Vista Villas. This letter is to be sent via USPS, Certified, Return Receipt Requested. After the third letter, it will come to the Board to vote for a fine. This Motion was seconded by Ken Nadler, discussed, and approved unanimously.

All violations will be sent letters. The tracking of the violations letters is to be the responsibility of the Management Company. It was clarified that for all other violations, the procedure is exactly the same. ONLY the timeframe for letters is different (30 days-10 days-7 days). This procedure was adopted at our March 28, 2016 BOD Meeting.

Pool – Ellen presented her pool report. Two chairs are in need of repair. One has been transported to Pasco Patio for repair. The other will be transported when the first one returns. A new ring and shower pull have been purchased and installed. New signs will arrive within two weeks, minus the sign for ‘One Car at Time’ which has not been approved by the Master Association. Spa sensor and feeder were replaced.

Management Report:

Chuck presented his management report.

Correspondence:

Marie received one item from RPM regarding the bank contacting them to make the necessary repairs to the home. Jim read another item from Frank Flesch regarding the passing of his son.

Unfinished Business:

Collections/Foreclosure – Ken gave his report. There are no changes on the Walker property as it is the only property outstanding. This property is on the Master’s short list for foreclosure. There are three outcomes for this property. The first being a foreclosure auction, the second the bank buys the property back, and the third would be the master taking title.

Update on Lindsay Property – Ken stated the bank took over the property and it’s in foreclosure. The Bank is in the process of rectifying the violations and bringing the property back into compliance for resale. The bank made a payment on the property. Ken moved to write off \$1,596.72, which is the remainder due on the Lindsay property, located at 2839 Wood Pointe Drive. Marie seconded and all were in favor.

KVV Insurance and 55+ Affidavit compliance status report – Ken stated Tommy has stepped up once again to assist with the remaining forms needed. They have come up with a letter to mail to residents stating that their homeowner’s insurance is expiring soon and they need to mail a copy of it to RPM along with a new age affidavit form. The letter will go to 11 homeowners in May with renewals coming up.

New Business:

Defibrillator – Jim stated the cost of the unit is too high at this time. Ken suggested that he could work the cost of the unit into the 2017 budget.

An owner walked into the Masters, turned in his keys, and said he turned the home over to the Bank.

The next BOD meeting will be September 26, 2016 at the clubhouse.

Kerry moved to adjourn. Marie seconded the motion and all were in favor. Meeting adjourned at 8:55 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
October 6, 2016

Final 9/5/2016