

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

October 24, 2016

Association President Jim Rice called the meeting to order at 7:10 P.M.

Marie Hawkins, Secretary, certified posting of Meeting Notice in compliance with Florida statutes.

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

Kerry moved to waive reading of the October 6, 2016 minutes and to accept them as presented. Joe seconded and all voted in favor.

**Officer Reports:**

President: no report.

Vice President: no report.

Secretary: Marie presented her report stating she prepared the agenda for posting.

Treasurer: Ken presented his report going over the financials for month ending September 30, 2016. Marie made a motion to accept the treasurer's report as presented. Kerry seconded and all were in favor.

**DRB Report:** Joe DeMontigny reported there were no new applications received.

**Committee Reports:**

Clubhouse – No report.

Communications – No report.

Compliance – Jim reported he is working on the violation list. Chuck did a drive-through and will send Jim the new violations list.

Finance/Budget/Insurance – No report.

Gates – Ken reported the insurance company has still not paid on the loss due to lightning damage. The insurance company would like Accurate Electronics to fill out an affidavit stating damage was caused by lightning. Ken reported the amount of recovery would be between \$1500 and \$2000.

Grounds – Joe reported the recent grounds committee meeting was very productive with many new attendees. He again urged residents to attend these meetings.

Pool – Ellen presented her pool report. The pumps have been numbered

Social – Shirley reported Octoberfest was a success! The next event will be the Holiday buffet. Meat and beverages will be provided. Attendees are asked to bring a side dish.

**Management Report:** Chuck provided his report.

### **Correspondence:**

Marie read correspondence received. They were each addressed accordingly. While reading a letter from our Attorney sent to Mr. Joseph Passanise, Mr. Passanise interrupted stating he had not received this letter. Ellen Maracotta questioned the legality of reading the attorney's letter to Mr. Passanise to the residents.

### **Unfinished Business:**

Collections/Foreclosure – Ken gave his report. The Walker property remains the same. It is currently the only property on the collection list.

KVV Insurance and 55+ Affidavit compliance status report – Ken reported he will be getting together with Resource Property Management to ensure accuracy.

### **New Business:**

2017 Budget – Ken asked Marie to pass out the proposed 2017 budget he emailed her. Members are encouraged to review the proposed budget and call or email Ken with any questions or concerns. Please do this prior to the Board meeting November 28, 2016.

Violation Findings– Jim reported there is nothing new. The new Violations Policy was put into effect at the last Board meeting held on October 6<sup>th</sup>, 2016.

Document Rewrite Committee Report – JM Gibbons, Chair of the committee, reported on the documents being rewritten. Many meetings have occurred since Fall 2015. Committee members have marked items for removal and items for addition. These items have been completed in phases by members of the committee. The Board will receive a copy of the revisions and additions and will review the documents for errors and omissions, sending it back to the committee for any changes that need to be made. Once the Board has reviewed the items to be amended as requested, the documents will then go to the attorney for review, allowing the Board six weeks for review once they have been received back from the attorney. Once the final draft of the documents has been approved by the attorney, they will be sent to the Association for homeowner/resident approval. It is expected this will be done during the Spring meeting. Residents will be provided a copy of the proposed governing documents to provide input on the documents, and the Board will make a decision to either change and adopt, or deny.

Irrigation Problems and Concerns – Kerry stated he is waiting on the October report from Luke Brothers. Snowbirds need to leave a contact for access to irrigation timers and power switches. Many homeowners are going North for the winter and summer months, and power glitches are causing the power to turn off their irrigation timers resulting in loss of sod.

Lawn Replacement and Weed Control - Joe reported a few TSC's have been received, most are regarding lawn replacement. The proposed budget is only allowing \$6000 for lawn replacement. This amount is not enough to replace all lawns in the community. Lawns will be replaced on a schedule. Herbicide will be put on as temperatures cool. The committee will suggest more weed control. Luke Brothers has done a good job bringing the lawns up to par and getting a handle on problem areas in lawns. Kerry stated the herbicide will have to wait for the weather. 48 hours in advance, Tommy will send an email blast advising residents of the next treatment.

The next BOD meeting will be November 28, 2016 at the clubhouse.  
Meeting adjourned at 8:09 PM.

Respectfully Submitted,

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Marie Hawkins, Secretary  
November 28, 2016  
MIh/11-28-16