

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

December 19, 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, Marie Hawkins, Joe Careccia, Kerry Cushing and Ellen Maracotta.

First Comment Period – One resident voiced his opposition to the Christmas gift giving to our vendors. Another resident was advised that his comment listed on the signup sheet was not on the agenda and he would be allowed to speak at the end of the meeting during the final comment period. Despite this instruction, he demanded to speak, read a paper he prepared, and then left. A third resident was asked to hold his comments for the Board until after the business meeting.

Ken moved to waive reading of the November 28, 2016 minutes and to accept them as presented. Kerry seconded and all voted in favor.

Officer Reports:

President: no report.

Vice President: no report.

Secretary: no report.

Treasurer: Ken presented his report, reviewing the financials from November 30, 2016. Marie made a motion to accept the Treasurer's report as presented. Kerry seconded and all were in favor. Ken reported he received an email from a Jim Rice email address asking Ken to make a bank transfer; since the email was not familiar, and this is not how these things are handled, Ken called Jim to confirm it was not from him, which it wasn't. RPM has been put on notice regarding requests for transfer of funds for any purpose.

DRB Report: Joe DeMontigny gave his report. Two applications were received and both were approved.

Committee Reports:

Clubhouse – Shirley reported the exterior lights have been repaired.

Communications – No report.

Compliance – Jim has not yet received the violations report from Chuck.

Finance/Budget/Insurance –Ken reported receipt of an \$1800.00 check from the Insurance Company for the lightning damage. This will be split between the Pool and Gates. Coupon books are on order, but have not yet arrived. An email blast will go out advising our residents the new monthly maintenance fee for the Villas is **\$129.00**, and Ken suggested another email blast be sent to our Villas residents advising of the new Master maintenance fee of **\$83.34**.

Gates – No report.

Grounds – Joe reported due to dry conditions, a mow was skipped, and potash and herbicide will be provided in place of the mow. Kerry reported there are only two irrigation violations, an improvement over last month of 23 irrigation violations. Over seeding of rye grass has been put down, those timers have been set for 10 minutes in each zone. The timers will be reset after the first of January 2017. Lightning hit a palm tree by the clubhouse, which has resulted in it dying. Ownership of the tree is in question and plot survey will be needed to determine ownership. Jim requested Chuck get three estimates for survey of just that property, as soon as possible. A discussion ensued regarding having the tree removed, then billing the responsible party once ownership has been established. Joe

Careccia spoke with the original surveyor and his quote was high. Ellen wanted to be on record to do survey and prove ownership before any cutting is done. This was the opinion of the Board, but the issue and concern regarding liability should the tree fall is a concern and was discussed.

Hearing Committee – A hearing has been scheduled for January 13, 2017 at 1pm for 2831 Plantain Drive. RPM (Chuck) will review procedure with the Hearing Committee prior to this date.

Pool – Ellen presented her pool report. Three chairs and one chaise will be repaired after the New Year. The ring for the PH pump will be replaced by Shore after the New Year. The Stenner pump that controls the pH for the Spa will be replaced in 2017. In the meantime, Shore Commercial is maintaining the pH manually during their regular visits. The filters will be replaced the first of the year. The pool pump was replaced at a cost of \$1,050.00. (This has since been corrected to \$1020.00 due to a credit received from Shore). Limited warranty for parts and labor is one (1) year. No extended warranty is available. This pump has a life expectancy of approximately five (5) years. Pool clock battery was replaced. Pool temperature has been stable. Residents have complained about debris from three palm trees outside of the pool area.

Social – Shirley reported the Holiday event was a success! The Camel races will be January 21, 2017 at 6:00pm. Food will be provided. The cost is \$7.00 per person. Signup starts January 7th, the last day to sign up is January 14th.

Management Report: The Board was provided Chuck's Management Report.

Correspondence:

The Board received a letter regarding bullying from a resident who asked his letter be read at the next Board meeting.

Unfinished Business:

Collections/Foreclosure – Ken reported the Walker property remains the same. It is on the Masters list for foreclosure.

KVV Insurance and 55+ Affidavit compliance status report – Ken had no report

Non-Compliance Report – As Jim stated under Compliance, he has not yet received a report from RPM.

Violations/Fining – Jim reported 2831 Plantain Drive will go before the Hearing Committee on January 13th. Chuck will meet with the committee on January 6th at 4pm to discuss the procedures.

New Business:

Holiday Gift Cards to Vendor's Staff – Jim Rice explained that vendors have been recognized during the holiday season. It's something the Board has been doing for years. Each landscape regular employee received a \$25.00 cash gift, each clubhouse maintenance employee received a \$20.00 cash gift, and the pool maintenance employee received a \$20.00 cash gift. Ken asked the Board if they felt there needed to be a separate line item on the budget for this. With no objection, the budget will continue as usual.

The next BOD meeting will be January 23, 2017 at the clubhouse.

Meeting adjourned at 8:20 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
January 23, 2017