

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

February 27, 2017

Association President Jim Rice called the meeting to order at 7:00 P.M.

Marie Hawkins, Secretary, 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.

No resident signed up to address meeting agenda items.

Kerry moved to waive reading of the January 23, 2017 minutes and to accept them as presented. Joe seconded. Six were in favor, one against. Motion passed.

**Officer Reports:**

President: no report.

Vice President: no report.

Secretary: no report.

Treasurer: Ken presented his report going over the financials for January 31, 2017. Ken stated the Flag Fund will reappear on the February financials. New flags have been purchased with donations. The remaining balance is \$47.48. Marie moved to accept the Treasurer's report as presented. Kerry seconded and all were in favor.

**DRB Report:** Ian provided the DRB report. Six applications were received. They were all approved. Kerry asked the DRB to inform homeowners that if they are planting shrubs, or making landscape changes, to make sure they do not obstruct the irrigation.

**Committee Reports:**

Clubhouse – Shirley stated a resident contacted her to notify her of the fridge malfunctioning. Jim investigated and the fridge was unplugged. Shirley will check with Pair-A-Jacks to see if they are pulling the fridge out to clean under and behind it.

Communications – Ken reported that he and Tommy Miazga met with the Grounds Committee and came up with a template to submit for TSC's via the Key Vista Villas website. A test email was sent to and received by RPM. Ken and Tommy cleaned up the website.

Compliance – Jim reported Chuck sent over the list of non-compliances. Letters will be sent. Two additional violations were reported and will be sent letters. Kerry reported many residents are still putting trash bins out too early. An email blast will be sent to residents reminding them of our Covenant requirements.

Document Rewrite – No report.

Finance/Budget/Insurance – Ken discussed the difficulties of estimating costs for the budget every year, stating there are many items the Association is responsible for that are coming to the end of their life span and have not been factored in the budgets over the years; such as, hot water heater for the clubhouse, microwave, 4 pool pumps, clubhouse roof, A/C, pool surface, etc. Ken provided details for discussion on the idea of a Special Assessment of \$500.00 per home, for a total of \$80,000, to build up the reserves to cover costs of such repairs in years to come. He also recommended hiring an outside company to do a reserve study. An extensive discussion pursued. Kerry made a motion to hire an outside company to do a Reserve Study to determine their exact life span and

replacement costs. Ellen seconded. Six were in favor, one abstained. Motion passed. Chuck requested a report from everyone on items in their area for the reserve study; Ken requested this be provided to Chuck within a week.

Gates – No report.

Grounds – Joe stated there was a Grounds meeting today with John from Luke’s Landscape. Herbicide and Pesticides are being put onto lawns due to a recent grub infestation. He urged residents to take precautions with their pets on treated lawns. Kerry stated many residents are still approaching Luke’s Landscape’s employees. He is asking the residents to please do not approach the employees, as they are on a very strict timeline to get projects completed and get behind on them very easily when they are held up. Residents are more than welcome to approach John Burkett. This Thursday, March 2<sup>nd</sup>, Luke Landscape is going around the community to inspect lawns for treatment needed. Reports of vandalism have been reported. The vandals unscrewed many heads, causing damage. John will be coming to the April BOD meeting. He will answer residents’ questions, but would like the residents to remain cordial and respectful. He understands there are many in the community who are unhappy with work performed in the past. Kerry also stated there are items in the Luke’s Landscape’s contract that need to be added, and other items that need to be removed. An amendment will be drawn up with the changes. This will not affect the cost. Grounds Committee will discuss with Masters regarding people cutting through the properties adjacent to Key Vista Boulevard.

Hearing Committee – No report.

Pool – Ellen presented her pool report. Seven chaise lounges and two chairs were picked up for repair by Pasco Patio. Ellen stated the water bill was extremely high. Shore turned off the auto fill on the pool pump for a few days to see if there was a pool leak. When they returned, the pool level remained the same. After further discussion, there were filters changed in the pool which required the pool to be drained and refilled, resulting in the high water usage. The spa will be cleaned, as this is done annually. The water is drained into the pool and then placed back into the spa from the pool. Ken reported to Ellen there seems to be a rust spot in the pool on a plastic jet cover. This will be looked into.

Social – Vivian stated new owners attended the Social event held on Saturday, February 25<sup>th</sup>. Karaoke, Drinks and appetizers were served. A good time was had by all. The next event will be a Spring Fling. More information will follow.

Welcome Committee – Kathy reported three families were visited this year and they will visit a fourth new family this week.

**Management Report:** Chuck provided his report. Ken asked Chuck to contact Page Wooley to confirm when the taxes will be done, and determine if an extension will need to be filed again this year. The Board would like to be informed if there is an extension requested. Chuck reported the fine upheld by the Hearing Committee was forwarded to Accounts Receivable Dept. who notified the residents of the fine.

**Correspondence:**

None.

**Unfinished Business:**

Collections/Foreclosure – Ken gave his report. The Walker property remains the same. The Masters has placed a lien on the property. They have filed a motion for summary judgement, in an effort to get a sale date set.

KVV Insurance and 55+ Affidavit compliance status report – Ken reported RPM is still continuing their review of the insurance book. Once that is complete, he will be informed.

Clubhouse Cable TV –Ken stated he has been in contact with Frontier. He received a quote for basic cable from Frontier for \$30.97 a month for the first year, with a two year contract. The quote is good for 30 days. Jim asked Ken to get the monthly rate for the second year. Ken moved to accept the quote from Frontier to switch the clubhouse basic

cable based on the quote presented with \$0 installation fee, with a rate of \$30.97 for the first year plus taxes and fees. Kerry seconded and all were in favor.

**New Business:**

Annual Meeting – The Annual meeting will be held on March 27, 2017, at 7:00 pm. The Organizational and Board of Directors meetings will follow the Annual meeting.

**Administrative Announcements:**

Jim stated he would like to advise the residents to close their garages at night. There have been sightings of wildlife in the area, including coyotes, alligators, turkeys, raccoons, armadillos, snakes, etc. that could enter the garage resulting in an uninvited guest and a possible dangerous situation.

Meeting adjourned at 8:49 PM.

Respectfully Submitted,

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Marie Hawkins, Secretary  
March 27, 2017

(Mh/3-26-17)