

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

April 24, 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, Marie Hawkins, Ellen Maracotta, Ken Nadler and Jim Rice. Shirley Drallmeier was absent due to illness.

John Burkett from Luke Landscaping was scheduled to speak. He had an unexpected family emergency. He is hopeful to attend the May meeting.

First comment period; Resident did not list agenda item to speak to and was asked to wait until the final comment period to speak. Resident refused and continued to speak, despite the Board's continued requests to wait for the final comment period to express his concerns on non-agenda items. The Pasco County Sheriff's Office responded to our call for service. A brief recess was called at 7:40 and meeting resumed again at 7:57. The disruptive homeowner was issued a trespass warning for a period of 90 days.

Ken moved to waive reading of the March 27, 2017 minutes and to accept them as presented. Kerry seconded. A discussion was had. Six were in favor, one against. Motion passed. One Board member advised they will never approve minutes because the minutes do not meet their criteria.

Officer Reports:

President: no report.

Vice President: no report.

Secretary: Marie reported that she is becoming more informed of the rentals in the community. Documents will need to be reviewed as to what information can be requested from tenants per the documents.

Treasurer: Ken presented his report going over the financials from March 31, 2017. A call was placed to Frontier Communications regarding no dial tone in the clubhouse. A trip charge for March 13, 2017 for \$100, will show up in next month's financials. Any service requested of Frontier will incur a minimum charge of \$100.00. Any Community-wide mailing by RPM cost \$500.00.

DRB Report: Joe reported there were 5 applications received. They were all approved. Four were for Landscape and one for a Weather Station. Jim again clarified that the DRB and the BOD are separate entities. The BOD cannot over-ride a DRB decision, and cannot approve anything.

Committee Reports:

Communications – Ken had no report.

Compliance – Jim reported there are two irrigation violations on their third notices. Letters will be sent.

Finance/Budget/Insurance - Ken had no report.

Gates - Jim stated the main entrance gate inbound arm is looking worn out. Alternatives were suggested, including PVC pipe. Possible issues with using another material were discussed. Weight on the motor was a major factor. Poles run \$400 - \$500 each.

Grounds – Joe reported the grounds committee had a meeting today. There were several complaints from homeowners regarding the new control boxes and how to use them. John from Luke Landscaping will obtain an owner's manual

from the manufacturer. Nitrogen will be placed on the lawns next week at no charge. John is working to get the Luke Landscape irrigation crew on a routine. They will begin leaving door hangars. They have been advised they also need to turn on the entire irrigation system to check sprinkler heads, not just replacing/looking into the heads the homeowner is calling about. A large number of chemicals were placed on the lawns at the beginning of the year; however, chemicals don't work if it doesn't rain. Lawns have a life expectancy in Florida under drought conditions. Under a severe drought, it will be awhile for lawns to recover. Rain received regionally is less than half normally received. John will be coming to the next Board meeting. Joe will cover questions and bring them up with John. Ellen stated the North side of the clubhouse lagustrums are dying/aging out, or have possible disease. The mulch needs to be turned or mulched. Trimming and edging are done on a monthly detail. The Grounds committee will be keeping an eye on the detailing of the Community and the Clubhouse.

The Grounds Committee received the three proposals with more details as requested by the Board members at the March Board meeting. The developer put in rotors to water the lawns, but they do not offer adequate coverage for the size of the lawn. 2847 Plantain Drive; replace 6 rotors with approximately 18 6" popups. Replace 70 linear foot of ¾ pvc pipe at a cost of \$850.00. The same will be done for 2931 Plantain Drive and 2849 Plantain Drive. The \$850.00 per home includes more popups and pvc pipe if needed, at no additional costs. Joe made a motion to approve the three proposals for irrigation re-vamping from the previous March meeting. Ken seconded. Five were in favor, with one opposed. Motion passed. A proposal was provided for 2542 Sandy Hill Court, in the amount of \$1,000. One side of the home has too many pop ups with not enough water pressure to provide to areas. A suggestion of Luke Landscaping paying 1/3, Key Vista Villas paying 1/3, and the Homeowner paying 1/3 was suggested. Ken recommends tabling this proposal, to see if Luke will accept more responsibility and bring it back to the Board. It is currently too dry to lay sod. When the sod is installed, the homeowners will need to water their lawn for 30 days straight. If the homeowner leaves for a period of time, a contact number will need to be provided for any additional watering that may be needed. A recommendation to table the sod replacement proposal for a second time was suggested and agreed. Residents receiving sod must have a contact so they can be reached if there is a problem. New sod must be watered for 30 days minimum. A conversation was had regarding watering 2x a week. Perhaps we can send a letter to Commissioner Starkey regarding our watering concerns.

Hearing Committee – No report.

Pool – Ellen presented her pool report. On 4/18, the auto fill function on the pool was not working properly. The repair cost was \$96.00. The repair was made. Two broken pool chairs are being stored until next year's budget.

Management Report: Chuck provided his report

Correspondence:

Marie received two pieces of correspondence. The first was an update affidavit. The second was an email to the Board and grounds committee regarding lawn deterioration and some solutions to correct issues throughout the community. A discussion was had. Jim asked the residents in attendance if anyone would be interested in chairing a Residents Committee to come up with suggestions regarding our lawn care. Shaaron Vicere volunteered. Jim suggested an email blast to the community advising all residents this committee has formed, and to contact Shaaron Vicere if interested in participating. This committee will be independent of the Board of Directors and they will schedule a meeting at a designated spot to discuss issues and solutions. The point of contact will be Shaaron Vicere. Ken received correspondence from a resident questioning the charging method of some items. Ken explained that items in the Community that get replaced, wear out, or get broken on a regular basis, such as sprinkler repairs, are charged to Operating Expenses. Items that have a longer life, such as valves and solenoids, are charged to Reserves.

Unfinished Business:

Collections/Foreclosure – Ken gave his report. There is still one property outstanding, the Walker property. There is a summary judgment hearing scheduled for May 2nd. This will kick off foreclosure action by Masters.

KVV Insurance and 55+ Affidavit compliance status report – Ken reported they are sending emails requesting the needed information and RPM is updating the spreadsheet accordingly.

Hearing Date – A hearing date of May 19th at 3pm & 3:15 was coordinated with the Hearing Committee chairperson. Ken made a motion to fine the two properties \$100 per day, per offense, to a maximum fine of \$1,000.00. Marie seconded and all were in favor.

Reserve Study – Ken confirmed Felton Professional Adjustment Team (FPAT) was chosen as the company to provide the reserve study, at the March meeting. There is a kick-off meeting scheduled this week. The Board asked for a completion date. There is not one at this time. The invoice will not be paid until the first draft is received. The reserve study takes 30-45 days to complete. Ken expects to have a schedule after the kick-off meeting.

New Business:

DRB Temporary Member Appointment – Ken made a motion to appoint Tommy Miazga as a temporary member of the DRB in Ian's absence. Joe seconded and all were in favor.

Basic Cable – Ken received a TSC regarding the channels received and not received in the clubhouse. Homeowners were unable to view sports channel while enjoying the clubhouse amenities. Ken called Frontier and was informed there was an additional \$20 plus taxes and fees, charge per month for FOX sports SUN and FOX sport Florida. Kerry made a motion to not increase the cable bill, with the addition of additional channels. Ken seconded. 5 were in favor and one opposed. Motion passed.

March Meeting Date – The next meeting will be held on May 22, 2017 at 7pm in the clubhouse.

Meeting adjourned at 8:55 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
May 22, 2017

5/19/17/mlh