

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

May 22, 2017

Association President Jim Rice called the meeting to order at 7:40 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 (on phone) and Jim Rice.

Kerry moved to waive reading of the April 24, 2017 minutes and to accept them as presented. Joe seconded. A discussion was had. Six were in favor, one against. Motion passed.

**Officer Reports:**

President: no report.

Vice President: no report.

Secretary: Marie suggests forming a hurricane committee. Jim stated this has been tried in years past with no results. However, an email blast will be sent to all homeowners looking for volunteers for the Hurricane Committee. They will assist in securing items that can become missiles during a high wind/hurricane situation; such as stacking chairs and securing tables and umbrellas at the pool.

Treasurer: Ken presented his report going over the financials from April 30, 2017. Kerry moved that we accept the Treasurer's report as presented, seconded by Joe. Approved unanimously. The CPA has finalized the review (not audited) of our 2016 financials. They have been posted to the Key Vista Villas website. Ken suggests that there be authorized persons listed on the cable account to call for service. Someone (unknown) called Frontier regarding the phone not working. Frontier came out and there was a \$100.00 charge. Chuck suggested we give Frontier two names authorized to make calls regarding problems. They will be Shirley and Ellen.

**DRB Report:** Joe reported there were 2 applications received. They were both approved.

**Committee Reports:**

Grounds – Joe stated there were questions at the Grounds Committee meeting today regarding fertilizer, irrigation and sod replacement. John from Luke's and Joe responded accordingly. RPM is requesting finalization on sod replacement to close out TSC's. Irrigation is not an on-call service. Luke's Landscaping tries to handle irrigation issues within 24-48 hours. If they cannot come out during this timeframe Luke's will contact a Grounds Committee member to assist with the issue until they can come out. Joe asked Homeowners to call either him or Kerry if they have a serious irrigation leak so it can be assessed quickly. Joe offered to have his phone number put on door hangers so homeowners can call him if they have questions regarding what has been done. Joe presented several areas of concern regarding things not being done by Luke's Landscaping. Joe moved to put Luke's Landscaping on a 90-day notice and if no improvement, a letter of cause should be considered for termination. Kerry seconded and all were in favor. A formal letter of this motion should be sent to the Vice President of Luke's Landscaping. Jim read an article in the paper allowing Pasco County to water two days a week. Kerry called the county and they stated it is still one day a week, no fountains. Kerry made a motion to no longer provide turf services to 2837 Plantain Drive, due to email sent to management stating he would attend to his own irrigation, as he has done in months/years past. Marie seconded. A discussion was had. It was determined by the Board that the Association attorney should draft a letter to the homeowner advising we will no longer maintain irrigation, but will continue with lawn maintenance; however, the homeowner will be responsible for the condition of the lawn resulting from not maintaining the irrigation. All were in favor. Kerry advised the 2542 Sandy Hill Court irrigation revamping issue has been resolved.

Finance/Budget/Insurance – No report.

Gates – No report

Communications – Ken reminds everyone that blast emails only reach, at most, 50% of the community. There was conversation about getting these notices into the monthly Community Newsletter.

Clubhouse – Shirley reported the batteries have been replaced in the a/c thermostat. The men's urinal has been repaired, the women's handicap toilet seat has been replaced. Frontier was coming out to the clubhouse to establish cable back to the TV; however, due to the trip charge, Shirley will contact Frontier to see if the issue can be resolved over the phone.

Social – Vivian advised they have cancelled the walking taco party that was scheduled for this Saturday, due to lack of interest, possibly due to Memorial Day weekend.

Welcome – No report.

Pool – Ellen presented her pool report. The gate near the storage closet has been temporarily repaired, but it is still sliding on the concrete. The hinges need to be raised, RPM will get proposals to get this accomplished. The pool temperature will be adjusted for summer.

Hearing Committee – A fourth notice was mailed to a homeowner who just purchased the home at 2827 Plantain Drive. Previous owner had received the three violation notices, but did not correct the violation. Kerry moved to rescind the fine. Marie seconded and all were in favor. Homeowner has been advised it is now his responsibility to correct the violation. Chuck mentioned there are currently three violations on the Walker property, ready for the fourth letter and a hearing scheduled. Marie moved to go forward and impose a fine on each of the three violations, \$1,000.00 fine on each violation, on the Walker property, and schedule a hearing. Joe seconded and all were in favor. Chuck will contact our Hearing Committee Chairperson and schedule the hearing date.

Residents' Committee – No representative at meeting to give a report.

Compliance – Chuck provided his report. Violations were sent accordingly.

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

**Correspondence:**

Marie read a notice that was provided and requested to be placed on the bulletin board for wood carving lessons.

**Unfinished Business:**

Collections/Foreclosure – Ken gave his report. There is no movement on the Walker property. The summary judgment hearing is being rescheduled from May 2<sup>nd</sup>. The master association failed to sign an affidavit in a timely manner.

KVV Insurance and 55+ Affidavit compliance status report – Ken reported an updated report has been distributed to the Board. Reminder emails are being sent to those who need information updated.

Reserve Study – Ken reported he had a meeting on April 24<sup>th</sup> with FPAT, and walked the villas. The target for completion is next week. A draft version will be sent to Ken. The Board requested to review the draft version of the report, prior to review by Ken. Ken will provide this draft version to the Board, but asks that this version not be shared with anyone outside the Board. The Board will then provide feedback for the final version.

Non-Compliance Report – Three are still pending. Jim will get with Chuck regarding the drive thru and non-compliances being cleared.

Irrigation Revamping Cost Share – 2542 Sandy Hill Court - An amendment was read regarding the responsibilities of any upgrades to irrigation. A discussion was had.

Grounds Detailing at Clubhouse – A proposal was provided to the Board for bush replacement at the clubhouse. This proposal did not cover what needed to be done/replaced to clean up and enhance the outside of our clubhouse. The Grounds Committee will review the area with John from Luke’s and request a new proposal.

**New Business:**

August Meeting Date – The next meeting will be held on August 28, 2017 at 7pm in the clubhouse.

Meeting adjourned at 8:02 PM.

Prior to the opening of our Board meeting, per our meeting agenda, John from Luke’s Landscaping gave a presentation and answered all questions from residents and the Board.

Respectfully Submitted,

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Marie Hawkins, Secretary  
August 28, 2017

Mlh/7-6-17