

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

August 28, 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.

One resident expressed concerns about problems with weeding. Another resident asked “what do we want?” We can get more, but will pay more.

Kerry moved to waive reading of the May 22, 2017 minutes and the August 7, 2017 minutes, and to accept them as presented. Marie seconded. All were in favor.

Officer Reports:

President: no report.

Vice President: no report.

Secretary: Marie reported that the batteries were replaced in the smoke detectors of the clubhouse.

Treasurer: Ken presented his report going over the financials from July 31, 2017. A violation fine in the amount of \$1,000 was received from a resident on 8/1/2017.

DRB Report: Joe reported there were 3 applications received. They were all approved.

Committee Reports:

Clubhouse – Shirley stated that she has reminded Pair-a-Jacks to use a blower to clear the pool deck.

Communications – Nothing to report.

Compliance – Jim reported there are 8 outstanding violations. Resident on Plantain paid their fine and attorney fees.

Finance/Budget/Insurance –Ken reported he is currently working on the 2018 budget, including the revised FPAT Study.

Gates – Jim stated that a fire truck had to come to the community. When the fire truck was departing the gate arm came down resulting in the gate arm being knocked off. He recommends having the gate arm timer increased a few more minutes to prevent the arm from being knocked off by large trucks. Ken will handle this.

Grounds – Joe reported the grounds committee had a meeting today. There are two new members of the Grounds Committee; Shaaron Vicere and Kirk Russell. They will host a meeting to set up a Block Captain process that will funnel issues to the Grounds Committee. A blast email will be sent out asking for volunteers. TSC’s have mostly been irrigation. John from Luke’s provides a completion report that the committee cross references.

Hearing Committee – Mary Lou reported a hearing was scheduled on June 22, 2017, for the Walker property. With no one present to represent the property, the committee voted to uphold the fine. Jim asked the committee chairperson to pick two dates for the next couple of months for upcoming hearing dates. Dates to be Tuesdays and Thursdays.

Pool – Ellen presented her pool report. A Shore employee was dumping pool waste into the garbage can. The employee will now be taking this refuse with him, as it is not to be dumped into the garbage on property. The two palm trees at the pool have been trimmed. AquaCal fixed leak in the spa. Pool temperature corrected to 87 degrees. The pool water level was near overflowing today due to heavy rain. Reported to Shore.

Social – Vivian advised the next event will be held on September 16. Information will follow.

Welcome – Chris Vlach reported that Kathy met with new owners on Wood Pointe Drive.

Management Report: The management report was provided to the members prior to the meeting.

Correspondence:

Marie received two pieces of correspondence. The first was a letter commending Luke Landscaping on their lawn service. The second letter is regarding a violation received. The owner will not be back to property until January 2018 to resolve the violation. Kerry moved to go forward with the violation. Marie is to draft a letter informing the owner. Joe seconded, six were in favor, one opposed.

Unfinished Business:

HOA Attorney Selection – Jim reported members of the Board met with Rabin Parker earlier today (8/28/17). An agreement was signed. There is no retaining fee. Rabin Parker will review our documents and make recommendations where required. Shawn Brown will be contacted to transfer files to the new attorney.

Collections/Foreclosures – Ken stated September 11, 2017 has been scheduled for sale of the Walker property. New owner will be notified what we are owed.

KVV Insurance and 55+ Affidavit compliance status report – Ken has provided the latest spreadsheet to the members of the Board. Emails are sent monthly requesting residents to provide the necessary documents to RPM.

Non Compliance Report – Jim reported there are currently 8 violations open.

Board Response to the Community Forum Presentation – The Board responded to the Community Forum Presentation that was presented at the August 7, 2017 meeting. Numerous items were addressed. Jim stated the Board would like to commend the Community Forum Committee for their hard work and presentation.

Sod Replacement – Joe stated a sod list was created and posted last year. This caused many issues with other residents feeling they should be placed on the list. An invoice has been held since 2016 without payment to Luke Brothers. Joe moved to approve and pay the invoice from Luke Brothers that was held from 2016 in the amount of \$4,853.00. Kerry seconded. Five members were in favor, with one no. The motion passed.

Luke's Landscaping 90-day Notice Status - If termination is going to be recommended, we need to line up other companies to give us bids.

New Business:

Luke's Landscaping Sod – Tabled until the next Board meeting.

Posting to Vacancies to DRB – There are currently two vacancies on the DRB committee. There will be a meeting the second Saturday of September for possible members to meet. DRB member, Ian Girvan, has moved. The Board is looking for two new members so the fourth will be an alternate when one is not available. A blast email will be sent asking for volunteers to serve on the DRB.

September Meeting Date – The next meeting will be held on September 25, 2017 at 7pm in the clubhouse.

Administrative Announcements - None

Meeting adjourned at 8:20 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
September 25, 2017
Mlh/092317