

Key Vista Villas Homeowners Association, Inc.
Annual Meeting Minutes

March 28, 2016

Community Association Manager Chuck Pitassi, called the meeting to order at 7:00 P.M.

Chuck certified the establishment an official quorum of 65 members present or represented by proxy.

Secretary JM Gibbons certified posting of Meeting Notice in compliance with Florida statutes.

Roll call was taken. Present were Joe Careccia, Kerry Cushing, Shirley Drallmeier, JM Gibbons, Marie Hawkins, Ken Nadler and Jim Rice.

JM read the Annual meeting minutes from March 23, 2015. Ken moved to accept them as read. Kerry seconded and all voted in favor.

Nominations from the floor were requested. There being no nominations presented, volunteers for election inspectors were requested. Two volunteers were obtained and sent to open and count ballots.

Officer Reports:

President: no report.

Vice President: no report.

Secretary: JM reported his term as secretary has ended and this will be his last meeting as Secretary. He provided his report on the many duties he has accomplished and completed during his term.

Treasurer: Ken presented his report on the year end financials as of December 31, 2015.

Committee Reports:

Clubhouse – Shirley reported there were several replacements, including but not limited to the fridge, a new TV, gutters and fascia.

Compliance – Jim reported there are four continuous issues; dead palm fronds, dirty driveways, dirty mailboxes and broken coach lights. Six letters were mailed to those residents that are not full time residents and have continual violations to take care of. Residents will now be given 30 days to handle the first violation, 10 days to handle the second violation and 7 days for the third violation. If the violation is not resolved after the third notice, it will be sent to the attorney for resolution and a possible lien. Jim noted an issue that was brought up to him regarding the white box for TSC's for resident to resident violations/complaints. Jim and JM will turn their keys over to Chuck Pitassi, Community manager, to collect and access the TSC's in this box.

Grounds – Joe gave the report stating there were many issues the committee had to deal with throughout 2015, which was a transitional year, with irrigation being at the top of the list. Kerry has headed up the irrigation violations and is keeping a running record of these. The number of residence irrigation violations has been reduced during the course of the year. A new contract was signed with Luke Brothers. Joe stated residents should start to see improvements now that spring is here.

Pool – Marie presented her pool report. Shore Commercial still maintain the pool and are doing a great job. Pair-a-Jacks are also doing a good job with communicating. Volunteers have come forward to test the water. They are still looking for two additional volunteers to serve as back up. Several chairs have been repaired at the pool. The clock, spa timer, anchor line for the pool ring and many other items have been replaced at the pool throughout the year.

Social – Vivian thanked the other members of the committee for all of their hard work and help during the year. Events that were held during the year were: Indoor/Outdoor Patio party, Memorial Day, Labor Day, Ethnic Dinner, Thanksgiving, Decking the Halls, Camel Races, Mid-Winter Blues, St. Patrick's Dinner and Meet the Candidates night. The next event for April will be a trip to the Horse Races. April 16 will be a pancake breakfast in the clubhouse.

Welcome – Kathy reported there were 30 new homeowners or long term renters in the past two years.

Ad Hoc – JM stated that the [conforming copies of] Declaration of Covenants have been completed and turned over to committee members to review for any corrections. The Articles have only three more pages to produce, which should be completed by the end of March. The Bylaws should then be complete by the end of April.

Chuck presented the new members of the Board of Directors as follows; Ellen Maracotta, Ken Nadler and Jim Rice.

JM moved to adjourn. Marie seconded the motion and all were in favor. Meeting adjourned at 7:50 PM.

Respectfully Submitted,

J.M. Gibbons, Secretary
March 27, 2017