

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

April 23, 2018

Association President Lotus Russell called the meeting to order at 7:03 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, Monika Kopczynski, Lotus Russell and Sharon Vicere.

Kerry moved to accept and waive the reading of the February 26, 2018, March 13, 2018 and the March 26, 2018 minutes as presented. Monika seconded. All were in favor.

## **Officer Reports:**

President: Lotus provided information that Board has adopted on meetings and new policies. She has met with the Master Board and the single Family Board. Cross walks are being proposed on Key Vista Blvd, Wood Pointe and Pleasant Hill. Paving will begin in 2019, the crosswalks will wait until after the paving is complete. The Master is also discussing a new bulk cable contract. A discussion was had on common areas encroaching on homeowners properties. It was determined that homeowners should cut these back.

Vice President: no report.

Secretary: Marie stated the homeowner directory is still in progress and an ongoing project.

Treasurer: Monika presented her report going over the financials from February 28, 2018 and March 31, 2018 financials. Monika has the petty cash and she will make disbursements. Turn in your receipts to Monika.

**DRB Report:** Joe reported there were ten applications submitted this month. They were all approved. Kerry made a motion to appoint Roe Massimo to become a member of the DRB. Marie Seconded and all were in favor.

## **Committee Reports:**

Grounds – Kirk presented his report. There are two new members .– Al Vicere and Helen Nadler They are still looking for two more to become alternates when other members are up north or unavailable. Kirk presented a chart on TSC's. Invoices have been approved for PrimeScape and presented to Chuck for payment.

Social – Sharon provided her report. The Tampa Bay Downs trip was cancelled due to lack of interest. There will be a Brunch event held on May 6, 2018. The Social Committee will prepare the food. An Ice Cream Social will be held on June 10, 2018. Due to limited space, our Social Committee voted to allow only Residents to attend our Functions.

Welcome – Two new owners have been welcomed. They are at 2310 Pleasant Hill and 2925 Walnut Grove Court.

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

**Correspondence:** Marie read correspondence thanking the community for their generous contributions from the Christmas non-perishable food drive for needy children at Dr. Mary Giella School on Moon Lake Road in Spring Hill.

**Unfinished Business:**

Covenants – A discussion was had on the covenants that were rewritten. Monika moved to appoint a committee to review the CC&R's to clarify and specify areas, such as maintain lawns. Kerry seconded and a discussion was had. Monika made a motion to table until the next meeting. Sharon seconded and all were in favor

Non Compliance Report – Kerry stated there are two violations up for the hearing committee. Kerry moved to fine 2324 Pleasant Hill Lane up to \$1,000.00 for each incident, as noted in the violation. Joe seconded and all were in favor. Hearing committee will provide dates to RPM.

KVV Insurance and 55+ Affidavit compliance status report – Kerry reported there are 82 Homeowners who have not provided the Age Affidavit, and 104 who have not provided proof of insurance. Kerry moved to send first violation letters to all homeowners who have not provided a current age affidavit or their current insurance declaration page. Marie seconded and all were in favor.

**New Business:**

Communication between Board and Homeowners – Lotus read the meeting participation policy aloud. This policy is for the Board as well as the homeowners. Lotus read the disclosure of interest policy. Kerry moved to adopt the documents as procedural. Joe seconded and all were in favor.

Clubhouse Cable – Monika made a motion to cancel the cable in the clubhouse, saving \$60.00 per month. Kerry seconded. A discussion was had. All were in favor.

Summer Board Meetings – Kerry moved to not recess for the summer months if there is business to be brought before the Board. Joe seconded and all were in favor.

MAY Meeting Date – The next meeting will be held on May 21, 2018 at 7pm in the clubhouse.

Meeting adjourned at 8:16 PM.

Respectfully Submitted,

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Marie Hawkins, Secretary  
May 21, 2018