

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

May 21, 2018

Association President Lotus Russell 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 Kerry Cushing, Marie Hawkins, Monika Kopczynski, Ellen Maracotta, Lotus Russell and Sharon Vicere. Joe Careccia was absent.

Kerry moved to waive the reading of the April 23, 2018 minutes and accept them as presented. Ellen seconded. All were in favor.

Officer Reports:

President: Lotus read the Code of Conduct, accepted by the Board. Lotus explained to the residents why many received an email and a hard copy of their violation letter. Many snow birds wanted an emailed copy and the Association must mail a hard copy to the homeowner.

Vice President: no report.

Secretary: Marie stated resident questionnaires have been received.

Treasurer: Monika presented her report going over the financials from April 30, 2018. A discussion was had on homeowners short paying their monthly maintenance fees. Monika will put together a generic letter to the homeowner's regarding the shortfall. The generic letter will be presented to the Board for review, and then will be email blasted and put in the Pelican.

MANAGEMENT REPORT

Chuck Pitassi presented his report. He reported a Coast Guard ring has been ordered. Men's Room plumbing problem fixed. PrimeScape will trim and remove dead bushes. Spa Motor replaced, but was two months out of warranty. Complete site inspection done two weeks ago.

DRB Report: Joe reported there were three (3) applications received. One is on hold and two were approved.

Committee Reports:

Grounds – Kirk presented his detailed report. He stated there is a watering policy that the Grounds committee would like to implement; this was provided to the Board for consideration. Information was provided to the Board on Floratam grass and watering. Tom has resigned from the Committee. Three more volunteers are needed for the Grounds Committee, two as alternates.

Finance – Monika reported Joe DeMontigny is the newest member of the Finance Committee.

Gates –

Communications - – Tommy provided information on the website provider. They are revamping and have provided new pricing.

Compliance – Kerry reported there were 21 new violations for dirty concrete and dead trees and bushes. Kerry reported there were 82 letters sent requesting 55+ affidavits; there are 33 still outstanding. There were 104 letters sent requesting homeowner’s insurance verification; there are 44 still outstanding. Second notices will be mailed next week.

Hearing Committee - The Hearing Committee will meet this week regarding a second violation for one Homeowner.

Clubhouse – Monika reported the cable has been turned off. She suggests looking into an antenna, but will wait until the Masters decides if they are going to include the Clubhouse in the bulk cable contract.

Pool – Lotus stated the spa motor has been replaced. Four chairs were sent off for repair to Pasco Patio.

Social – Sharon provided her report. The brunch event was held on May 6. It was a complete success. The next event will be the Ice Cream Social to be held on June 10. The last meeting before the summer, will be held on June 5. The committee is looking for suggestions for future events.

Welcome – New owners have been welcomed.

Correspondence: Marie read correspondence thanking the community for their food collection.

Unfinished Business:

Covenants – Lotus moved for the Board to review sections 3.1 and 8.1. They are then to reply with comments by June 1, 2018. Sharon seconded and all were in favor.

Non Compliance Report – Kerry reported on this earlier in committee reports. Lotus moved to go back to the anonymous complaint box. Chuck will pick these up twice a month. Monika seconded and all were in favor.

Board of Director Goals - Lotus discussed the primary goals of the Board. Most important – Get Covenants as good as we can get it and out before end of the year. Also, work on Handbook.

Directory Update – Marie thanked Kirk for his hard work in getting information updated. The list will be posted on the bulletin board for residents to review for corrections.

New Business:

Cable – Kerry moved to provide information via email blast and the Pelican regarding the survey on the spectrum proposal that must be returned by May 30, 2018. Ellen seconded and all were in favor.

Clubhouse – Monika stated the furniture in the clubhouse needs a little tlc, as many tables are worn down to the bare wood. Monika will come up with a budget and research costs to repair or replace items in the clubhouse.

Communication – A discussion was had on the need to have a separate website and the possibility of using the Masters site at \$0 cost. Ellen will form a group to further investigate with Tommy. Lotus will create a Community Newsletter. Shaaron will help with this.

June Board Meeting – The next meeting will be held on June 25, 2018 at 7pm in the clubhouse.

Meeting adjourned at 8:26 PM.

Respectfully Submitted

Marie Hawkins
June 25, 2018