

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

June 25, 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 Joe Careccia, Kerry Cushing, Marie Hawkins, Monika Kopzinski, Ellen Maracotta, Lotus Russell and Shaaron Vicere.

Kerry moved to waive the reading of the May 21, 2018 and June 11, 2018, minutes and to accept as presented. Monika seconded. All were in favor.

Officer Reports:

President: Lotus reported the Board met on June 11, 2018, to discuss a Bulk Cable Contract. The Board approved unanimously for the Master Association to negotiate a Bulk Cable Contract. The AED unit had to have a pad replaced. Residents have been urged to only read the instructions inside the unit and not to pull the tab. Once the tab has been pulled, the pad will then need to be replaced. Lotus attended the Master's meeting. They discussed pressure washing sidewalks and hiring a new landscaper. Cutbacks in the Villas seem to have been missed with the current landscaper. The new landscaper will have this addressed in their contract. Volunteers are always welcome for committees. Lotus has asked that each Committee Chair come up with a "Roles and Responsibility" for members. This will help new members know what is expected. Every Committee Chair was asked to get with their Committee and submit a list of Roles and Responsibilities to Marie by September. The revised Covenants were sent to our Attorney for review. We have not heard back yet. Lotus will call next week if we still have not heard back.

Vice President: No report.

Secretary: No report.

Treasurer: Monika presented the Treasurer's report, as of the May 31, 2018 financials. RPM will send the report to any Board member who wants a copy.

Management Report – Chuck presented his report.

DRB Report: Joe reported there were two applications submitted this month. Both were approved.

Committee Reports:

Clubhouse - Lotus has asked for volunteers to clean out and organize the closets in the clubhouse. There was also a discussion about documents stored by RPM. RPM will provide a list for review and it was agreed to keep for seven (7) years and get rid of anything from 2011 and earlier.

Communications – Tommy sent the Board an email regarding AtHome.net. A discussion was had on this website and Brave.net, and pricing. The deadline to make a decision is August 1st, 2018. Lotus, Tommy and Joe will get together and discuss this.

Compliance – Kerry stated there are currently 54 open violations. 24 of these are age affidavits and homeowner insurance violations. 26 are lot upkeep and 4 are irrigation violations. Correspondence was received on responsibility of the sidewalk. Owner stated this is not part of their lot line. A discussion was had and this will be looked into further.

Finance – Monica asked all Committee Chairs to send a report of what needs to be done next year by end of July. This report can go to her or Joe DeMontigny. Monika will have a list to provide to Chuck by August, of the items that need to be replaced the following year. These items will be worked into the 2019 budget.

Gates – A Realtor had a client tailgate behind him through our gate. The gate came down and hit his car. Kerry was behind them and stopped to discuss the situation. The Realtor paid for gate repairs.

Grounds – Kirk provided his report. There was a Committee vote of 3-0 in favor of withholding one month payment from PrimeScape, for the purpose of having PrimeScape uphold the terms of the contract. There was a Committee vote of 3-0 to recommend to the Board of Directors that the Grounds Committee start interviewing new landscape companies for the next contract. Due to the dry conditions, a mow was missed and they will make up in another way. There was a vote of 3-0 for Grounds Committee members to not contact homeowners regarding issues with their lawns. At this time Chuck asked Kirk about several properties having areas that appear to be burned by chemicals. When PrimeScape was asked, they stated this is due to lack of water. The Committee, as well as Chuck, are reluctant to believe this is the issue.

Hearing – There is a hearing this week.

Pool – Lotus stated the pool is in good working order, since the water temperature has been repaired.

Social – Shaaron reported the June 10th, Ice Cream Social was big hit. There will be a BBQ on September 3rd. A Flyer will go in the Pelican with a sign-up sheet in the clubhouse.

Welcome – There have been four new homeowners. All were welcomed to the community.

Member Comments: Two residents signed up to discuss the Bulk Cable TV Contract and the proposed Resident Directory. Other residents also voiced opinions on the Bulk Cable. All questions were answered.

Unfinished Business:

Approval of Clubhouse Expenditures – Lotus reported Pair-a-Jacks has provided an estimate of \$400 to deep clean items in the clubhouse. They will clean the chairs for \$240, two couches for \$120 and the carpet for \$40. Lotus moved to accept the estimate to clean these items. Joe seconded and all were in favor. Monica reported two estimates have been received to repair the four tables in the Clubhouse. RPM provided a vendor to contact. One estimate was \$980 and the second was \$984. A discussion was had on the specifics and processes, and what would be done on the sides and bottoms of the tables. The Board asked Monika to research further. This has been tabled for more information. There was also discussion on other needs for the Clubhouse, such as film for the windows to protect during a hurricane. No decision was made.

New Business:

Hurricane – The Emergency Operations Plan has been provided to the Board of Directors, by RPM. Marie moved to approve the EOP as received. Kerry seconded and all were in favor.

Sod – Joe moved to spend up to, but not to exceed, \$10,000 for sod replacement for 2018 in the community. Kerry seconded and a discussion was had. Lotus amended the motion to include the following caveats; If a homeowner has violations or had their sod replaced previously, they will not get sod replaced. The homeowner will have to sign an agreement that they will maintain proper irrigation. Joe seconded and all were in favor. The Grounds Committee will prioritize a list of those who need sod.

Meeting adjourned at 8:45 PM.

Respectfully Submitted,

Marie Hawkins, Secretary

July 23, 2018