

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

August 27, 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 Kopczynski, Ellen Maracotta and Lotus Russell.

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

## **Officer Reports:**

President: no report.

Vice President: no report.

Treasurer: Monika presented her report as of the July 31, 2018 financials.

Secretary: Marie reported two new residents have submitted questionnaires.

**Management Report:** Chuck provided his report. His drive-through inspections are about 2-2-1/2 hours

**DRB Report:** Joe reported there were three applications received. Two were to remove Palms and replace with Crepe Myrtles. One was for removal of dead grass. All were approved.

## **Committee Reports:**

Communications – Kathy Binette read Tommy’s report in his absence. The athome.net website, Front Steps, has been shut down and all Association information has been removed. The new website is up and running. There is a problem with sending emails for two different email addresses to the same computer.

Compliance – Kerry reported there are 13 total violations open. Insurance and Age violations are down to 8.

Hearing – Mary Lou has forwarded her report to Kerry Cushing and RPM. They had three meetings. Out of fifteen (15) violations, three (3) violations will be fined. Everyone else submitted their papers.

Finance – Monika advised they will have a meeting shortly to review the budget for 2019. Chuck did a composite reserve for all items other than the painting. Chuck advised he prepared a spreadsheet easy to follow.

Pool – Lotus reported the pool and spa are in good working condition. Committee members check the pool and spa every day. Lotus thanked Al Vicere for checking the pool every Thursday. The Committee needs new volunteers, as Al is selling his home and moving. Please see Chairperson, Renee Wachsman.

Welcome –Chris Vlach delivered welcome packets to two new owners - 2425 Sandy Hill Court and 2520 Sandy Hill Court. New resident information is needed for 2953 Wood Pointe Drive.

**First Member Comments** – One resident expressed his thoughts on the new covenants and the Board vote for sod/no sod. Lotus addressed this issue and advised there was some wiggle room. Marie suggested we consider having a Q&A meeting on the Covenant changes.

**Unfinished Business:**

Covenants – A discussion was had on the verbiage provided by the Association Attorney to be placed in the documents. Our Attorney asked that the Board vote on sending the documents out to residents. Lotus called for a motion; Ellen moved to send Version 10/last version to homeowners for a VOTE. Monika seconded and all were in favor. Our Attorney needs date for voting so she can prepare ballots. Lotus confirmed 66% of residents is required.

Clubhouse Tables – Two table tops have been taken to be resurfaced. Lotus asked Monika to ask the vendor to not take the remaining table tops until after September 8, as there is a Memorial scheduled in the clubhouse that will need all of the tables.

**New Business:**

Appointment of Board of Director – Kerry made a motion to appoint Gary Harris to the Board of Directors. Gary accepted. Joe seconded and all were in favor.

Selection of Landscape Contractor – Kerry moved to select MuGrow as the new landscaper. Ellen seconded. A discussion was had. Joe expressed his concern about the contract stating spot treatment only will be done. Kirk from the Grounds Committee advised that MuGrow will be on top of it. Kirk will check with MuGrow and advise Joe. Kerry confirmed his positive opinion on the capabilities of MuGrow. Chuck confirmed that if a lawn dies, MuGrow will replace it. Ellen stated her concern that the chemicals should be rotated because of lawns becoming immune to some chemicals. She requested MuGrow advise they will do this. Kirk will discuss with MuGrow. Lotus advised we have to approve a contract tonight and have a Landscaper on site. Marie asked for the cost of taking care of the additional landscape that is optional per our Covenants. A vote was taken. All were in favor. Kerry made a motion that we have Grounds Committee/RPM have MuGrow come in early to start taking care of our lawns. Joe seconded. All were in favor. Contract will go to our Attorney for review.

Gates – Kerry has sent his report to the Board. The Pleasant Hill Lane exit gate was knocked down again. It has been replaced, albeit a little shorter. A sign will be placed on a post to read, DO NOT TAILGATE. The receiver is failing at the gate. Kerry has received different options. Option A is to replace the receiver and provide new remotes to all residents. This would mean residents would need to carry two remotes. The remotes will cost \$20 each and will need to be paid for up front by the Association and the homeowners would then reimburse the Association when purchasing. The receiver will cost \$752.00. Option B is to make residents aware the gate is not functioning properly with remotes and they may need to enter a code to enter. Kerry moved to replace the gate receiver with new remotes, using funds in reserves. Joe seconded and a discussion was had. Kerry moved to table this motion so Chuck can look into a barcode system. Joe seconded the motion. Chuck will look into a barcode system and provide bids at the next Board meeting. All in favor, the motion was tabled.

Meeting adjourned at 7:50 PM.

Respectfully Submitted,

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Marie Hawkins, Secretary  
September 24, 2018

MIh/final 9-24-18(revised)