

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

September 24, 2018

Association President Lotus Russell called the meeting to order at 7:01 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, Gary Harris, Marie Hawkins, Monika Kopczynski, Ellen Maracotta and Lotus Russell.

Kerry moved to waive the reading of the August 27, 2018 minutes and to accept as presented. Monika seconded. All were in favor.

Officer Reports:

President: Lotus reported the bulk cable contract has been signed by the Master Association. It will begin October 1st.

Lotus advised residents should call Spectrum and advise them we are moving to a bulk contract. Calls to Spectrum can be made 9/28/18 or later. If you no longer want your land line phone, advise Spectrum at the same time. Lotus also reported on the landscape transition from PrimeScape to Mu-Grow. Mu-Grow was contracted to do a cut only, within the community, for \$2,000.00 prior to start of new contract.

Vice President: Kerry reported he was nominated to the Masters Board; however, personal conflicts prevent him from accepting the position. Masters decided they won't fill this position.

Secretary: No report.

Treasurer: Monika presented the Treasurer's report, as of the August 31, 2018 financials.

Management Report: Chuck provided his report. The signs for the entries advising one car at a time were delivered to the Masters. Chuck will handle getting them to the Villas. Waiting to hear from our attorney regarding PrimeScape.

DRB Report: Three applications were submitted this month; one for hurricane shutters and 2 for minor landscaping. All were approved.

Committee Reports:

Clubhouse - Lotus advised a toilet seat in the ladies room was broken and has since been replaced.

Communications – Tommy advised emails are being sent just fine. He has met with Gary to go over how to email blast. He will discuss with Ken Nadler, to see if Ken would like to continue to be Tommy's back up, or if he would prefer Gary to be Tommy's back up. Gary accepted the position of Board Liaison for Communications.

Compliance – Kerry stated there are currently 19 homeowner insurance and 7 age affidavit violations. There are 21 insurance policies and 6 age affidavits that will expire in the next 30 days. Tommy emails reminders once a month to those who are coming up on their expiration date. Out of the previous violations, there were three up for fining. Letters were sent by RPM today, notifying owners of the fine imposed. Kerry would like the irrigation violations to be handled by the compliance committee, instead of the grounds committee. This was approved.

Finance – Monika advised the draft budget has been received from RPM. The committee will hold a meeting this week to review it. RPM will send the spreadsheet to Monika.

Gates – Kerry reported the Pleasant Hill Lane gate has been removed. A new arm is on order. He has met with the vendor to go over a new system to replace the current faulty one. The new arm should be installed this week. The bar code system has been surpassed by another system. We are working with a new vendor recommended by RPM.

Grounds – Kirk provided his report. He reported Mu-Grow has been doing a good job. Kirk advised irrigation has been neglected in the past and an additional irrigation person is required by our landscape company to handle the numerous issues within the Association. An emergency \$1,000.00 was approved to get this done. Herbicide will be placed on the lawns when we get drier weather. The lawns may look worse before they start to look better next year when the rains come. Kirk reported he just found out today that Mu-Grow is subcontracting the irrigation to Sainsbury; however, everything will still go through Mu-Grow. Marie questioned the comfort level with Mu-Grow subbing irrigation and asking for more money to add an additional (third) irrigation person to catch up. Kirk also reported the chemical treatment of our lawns has been subcontracted. Kerry pointed out that our contract does allow for subcontracting.

Hearing – No report. The Board thanked the Hearing Committee for their hard work in August.

Pool – Lotus had the covers on the railings going into the pool replaced. We are still looking for a volunteer to check the pool on Thursdays. Please contact Renee Wachsman, Chair for the pool committee.

Social – Pat Galea has relinquished her Chair position because she is moving. The Committee wants to thank Pat for all her hard work for the social activities. Renee Wachsman is now the Chair for the Social Committee. There will be an Ice Cream social following the meeting tonight. The Social Committee clarified resident eligibility for signing up for our social events.

Welcome – Welcome packets have been provided to the new owners. Marie expressed concern regarding a home recently purchased by a Corporation, and their ability to rent the property. Ellen also addressed this issue. A discussion ensued. This owner will adhere to our Covenants regarding rentals.

Unfinished Business:

Covenants – Lotus advised the HOA attorney will need a proxy date, and Lotus has asked the attorney to be present for a question and answer session. The meeting will be held on November 26, 2018, to vote on the new documents. This will be followed by the membership meeting. Kerry moved to request Monique, our Association attorney, be present November 13th, in our clubhouse, for our informational meeting with residents, and to be present for our voting and meeting on November 26, 2018. Ellen seconded and all were in favor.

New Business:

Extra Monies for Detail and TSC Catch-up – The Grounds committee would like an additional \$1,000, to add another man to the irrigation team. Kerry moved to allocate up to \$1,000.00 for irrigation repairs and service with Mu-Grow. Gary seconded. A discussion was had. Six members approved, with one opposed. Motion passed. This was a formal approval for the \$1,000.00 emergency spending referenced under the Grounds report.

Clubhouse Furniture Repairs – Monika reported there are two table tops completed. There are now two remaining. The skirts of the tables are in need of repair as well. Monika moved to approve four table skirts and two bases (the ones that are split) to be repaired. Not to exceed \$750.00. Ellen seconded and all were in favor.

Meeting adjourned at 8:15 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
October 22, 2018
mlh