

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

October 22, 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, Gary Harris, Marie Hawkins, Monika Kopczyinski and Lotus Russell. Joe Careccia and Elen Maracotta were unable to attend.

Kerry moved to waive the reading of the September 24, 2018 minutes and to accept as presented. Gary seconded. All were in favor.

Officer Reports:

President: Lotus stated there will be a meeting with the Association Attorney on November 13, 2018 in the Key Vista Villas Clubhouse to discuss the rewrite of the Covenants, and answer Homeowners' questions. There will be a meeting to vote on the Covenants November 26, 2018, at 6:30 PM, followed by a Board meeting at 7PM. A vote of 66% will need to be achieved for the vote to pass. Lotus explained to vote yes, if they want the homeowner to be responsible for sod replacement, and to vote no, if they would like the Homeowners' Association to be responsible for sod replacement. Lotus explained that the Homeowner comment period will be changed. Those wishing to speak on a particular agenda item will be allowed to speak just prior to the Board discussing this item during the meeting.

Treasurer: Monika presented the Treasurer's report, as of September 30, 2018 financials.

Secretary: Marie is reviewing files to provide Kerry with copies of policies currently being used by the Board.

Management Report: Chuck provided his report.

DRB Report: Three applications were submitted this month. One was for shrubbery around the lanai, and two were for cement around flower beds. All were approved.

Committee Reports:

Grounds – Kirk provided his report. Kay Daukas has volunteered to be a member of the committee. He is still looking for more members. Donut cleaning has begun within the community. Many owners have stated the company has not used the special tool to clean them, and is using weedwhackers and edgers to clean them out. Kirk will address this with the landscaper, as these tools are not fully cleaning the donuts.

Finance – Monika stated the committee has finished with the draft budget for 2019 and provided a copy to the Board of Directors. The final budget will be approved after the voting results of the November 26, 2018 meeting. The outcome of the vote will determine the amount of increase in maintenance fees. Chuck confirmed the maintenance fees will increase, but the amount of increase will be determined by the vote on Section 8.

Gates – Kerry reported the inbound gate on Pleasant Hill no longer accepts codes, as well as it does not accept gate remotes for entrance. Accurate Electronics stated a new system would need to be purchased at a cost of \$12,000.00. Chuck contact Gulf Side Gates and they were able to order replacement parts and make the necessary repairs to the box, at a much lower cost, Saving the community over \$11,000.00.

Communications – Tommy advised emails are being received regarding the covenant changes. He is suggesting an email go out stating who should be contacted regarding this matter. The Board will discuss and get back with him.

Compliance – Kerry advised there are many violations for various issues. Two homeowners were sent to the Hearing Committee. The Hearing Committee is to come up with procedures to be followed by the Committee.

Social – The next event will be Octoberfest, to be held October 27th, at 4pm. There will be a meeting on October 26th to decorate.

Pool – Lotus advised the heater has been turned on with the cooler temperatures.

New Business:

Irrigation Clocks – Kerry motioned to replace all of the original irrigation clocks within the Community. Marie seconded and all were in favor. Chuck will contact Mu-Grow to replace them as they come across them.

Protocol and Criteria for Sod Replacement – The Grounds committee has been requested to come up with a protocol and criteria for sod replacement, if Section 8 is passed.

The next Board meeting will be held on November 26, 2018 at 7:00 pm.

Meeting adjourned at 7:30 PM.

Respectfully Submitted,

Marie Hawkins, Secretary
November 26, 2018

mlh