

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

November 26, 2018

Association President Lotus Russell called the meeting to order at 6:59 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 Kopczynski, Lotus Russell, Joe Careccia and Ellen Maracotta.

Kerry moved to waive the reading of the October 22, 2018 minutes and to accept as presented. Marie seconded. All were in favor.

## **Officer Reports:**

President: Lotus reported she had a list of the PASCO County officials and the list will be left in the Clubhouse. Lotus will be on vacation 12/1-12/8. Kerry Cushing, Vice President, will be in charge.

Treasurer: Monika presented the Treasurer's report, as of October 31, 2018. There are two residents over 90 days, for a total delinquency of \$5,281.00

Secretary: Marie is working on coordinating forms and procedures for Kerry and Gary.

**Management Report:** Chuck provided his report.

**DRB Report:** There was one application for removal of a tree. It was approved. Joe introduced a new member to the DRB, Pamela Feinstein. Lotus advised Pamela will be recognized and welcomed under new business.

## **Committee Reports:**

Grounds – Kirk Russell advised things are going pretty good. He reminded residents to submit a TSC for problems. There is a need for more volunteers for the Grounds Committee, along with a new Chairperson. Kirk will be stepping down from the Grounds Committee at year end. He and his family are moving from the Key Vista Villas Community.

Finance – Monika reported the 2019 Budget has been prepared and copies given to the Board.

Gates – Kerry advised the Pleasant Hill Gate repairs are completed.

Communications – Tommy asked who was working on the Directory. Lotus advised that was Marie and Kirk. There is a listing on the bulletin board for residents to check and make changes as required.

Compliance – Two residents who have had their fines upheld have been invoiced by RPM. There are two residents who will be receiving their third violation notice; 2740 Wood Pointe for Age Affidavit and 2521 Sandy Hill for Irrigation. Kerry motioned these residents be fined, \$500.00 per day, up to a maximum of \$1,000.00; seconded by Marie. All in favor; motion passed unanimously.

Social – Lotus thanked all who participated in decorating the clubhouse. Fifty residents attended the Octoberfest on October 27<sup>th</sup>; forty attended the Veteran's Day Brunch on November 11<sup>th</sup>. Everyone had a good time at both of these events. Sign-up sheet is available for the Pot Luck on December 8 at 6pm.

Pool – Everything is in good working order.

Welcome – Kathy and Vivien visited with new residents, Mr. & Mrs. Snedden.

**Old Business** - None

**New Business:**

Budget - Monika provided a copy of the 2019 Budget to each Board member. Monika made a motion to accept the 2019 Budget, as prepared, in the amount of \$309,941, with a monthly fee of \$155.00 per month. Kerry seconded the motion. All in favor; motion passed unanimously.

Transfer of all surplus funds from 2018 - Monika motioned, seconded by Ellen, to transfer all 2018 surplus funds to 2019. All were in favor; motion passed unanimously.

Add money to CD and “roll over” current CD - Lotus called for a motion to roll over the maturing CD at Bank of the Ozarks and add an additional \$55,000 from our Money Market account in Bank United. Ellen made this motion and it was seconded by Kerry. Monika explained further that the new CD will earn 2.4% APY for twelve (12) months. The total of the new CD is \$181,304. All were in favor and the motion passed unanimously. It was noted by Ken Nadler, our former Treasurer, that all of this money (\$181,304) is “Paint Reserve” and cannot be used for any other purpose.

Hearing Committee Policy and Checklist - Motion by Kerry, seconded by Joe, to pass a Hearing Policy and Procedure, along with a Checklist. All were in favor; motion passed unanimously.

Vendor Christmas Gifts – Kerry made a motion to not give gifts this year to vendors; seconded by Monika. All were in favor; motion passed unanimously.

Lotus recognized, and everyone welcomed, our new member to the Design Review Board, Pamela Feinstein.

There will be no scheduled Board meeting in December, unless something comes up. Our next scheduled Board meeting will be January 28, 2019.

Business meeting was adjourned at 7:40 PM

Respectfully Submitted,

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Marie Hawkins, Secretary  
January 28, 2019

Mlh/Revised 1/27/19