

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
December 3, 2018

Association Vice President, Kerry Cushing, called the meeting to order at 8:18 P.M.

Marie Hawkins, Secretary, certified posting of Meeting Notice in compliance with Florida statutes. Notice was posted on outside Bulletin Board December 1, 2018. Notice was also sent out via email blast December 1, 2018.

Roll call was taken. Present were Kerry Cushing, Gary Harris, Marie Hawkins, Monika Kopczynski , and Ellen Maracotta. Lotus Russell and Joe Careccia were absent.

Kerry moved to waive the disposal of the November 26, 2018 minutes, Ellen seconded, and all were in favor. These minutes will be available at our January 28, 2019 BOD Meeting.

Old Business –

Announcement of Special Membership Meeting Voting Totals

The votes had been reviewed at our November Special Membership Meeting, but due to the closeness, it was decided to have them reviewed by our attorney. Carrie and Chuck from RPM did an extensive review and prepared a printout. Our attorney reviewed the process and confirmed everything was done properly. This and copies of the actual ballots and sign-in sheets were provided to all Board Members for review. It was also decided to ask three Homeowners to review the ballots, proxies, and the listing prepared by RPM for accuracy. Gerald Bradley, Bob Bierly and Jacqueline Felix accepted this responsibility. Board Member, Gary Harris, served as an observer. This was done prior to the Board meeting. They worked on the validation and counting of the ballots for two (2) hours – again due to the closeness of the votes. They validated the number of Members who voted, and the number of YES and NO votes for both Item 1 and Item 2. Board Member Marie Hawkins was asked by RPM to come in to help facilitate the agreement of the counts between what RPM had and what the three Homeowners had determined. With the oversight and participation of the three homeowners, Marie Hawkins verified their final count agreed with the count prepared by RPM. When it was decided this task was completed, Board Member Gary Harris confirmed the count. It was noted that some Homeowners voted on both items and some voted on only one item. The final breakdown was as follows:

Number of Homeowners who participated in the voting: 92 (out of 167). 84 was the required number for a quorum, so we met this criteria. 62 Votes of YES were required to pass the proposed changes to our Covenants.

Item 1 - YES 59 NO 28

Item 2 - YES 60 NO 26

Both items failed to pass.

Kerry Cushing expressed disappointment at the low turn-out of Homeowners. A group of residents had worked on these changes for three (3) years. Many of the changes were to bring the Covenants up to current industry standards, and remove reference to our Builder Ryland. As a result of the failure to pass these changes, Homeowners have elected to remain under the existing Covenants. Some violations were put on hold, pending the outcome of the proposed changes. These will now be enforced.

There were no sign-ups for any discussion, nor did anyone at the meeting have any questions. One resident addressed the Board with his concerns about the proposed leasing change.

The next Board meeting will be January 28, 2019 at 7:00 pm.

Marie made a motion to adjourn the meeting and it was seconded by Monika. All were in favor and meeting was adjourned at 8:23 PM.

Respectfully Submitted,

Marie Hawkins, Secretary

January 28, 2019

Mlh/Rev 1-27-19