

Key Vista Villas Homeowners Association, Inc
Board of Directors Meeting Minutes
Organizational and Business
March 26, 2018

Call to Order – Meeting was called to order by Chuck Pitassi, Key Vista Villas Property Manager, RPM

Marie Hawkins, Secretary, certified posting of notice, as required by Florida statues

Roll Call – Joe Careccia, Kerry Cushing, Marie Hawkins, Monika Kopczinski, Ellen Maracotta, Lotus Russell and Shaaron Vicere were all present.

Chuck Pitassi conducted the Nomination and Election of Association Officers: Following are the Officers and positions the Key Vista Villas Directors were elected to:

Lotus Russell, President
Kerry Cushing, Vice President
Monika Kopczinski, Treasurer
Marie Hawkins, Secretary
Joe Careccia, Director
Ellen Maracotta, Director
Shaaron Vicere, Director

The meeting was then turned over to Lotus Russell, President.

No residents signed up to talk to Agenda items.

Officers' Reports – Since Officers were elected to their positions tonight, there is no report from the President, Vice President, or Treasurer.

Secretary -

Key Vista Age Affidavit Form being reviewed by Marie and Ellen for possible changes. We are working on new Homeowners Directory. Kirk Russell has printed this and given to Marie to verify with our Red Book. When finished, it will be posted in the Clubhouse so residents can review for accuracy or changes. We hope to have it ready to post by end of April. If there are any changes, advise Marie. Also let her know if you want your email address published. Lotus provided copies of "Simplified Roberts Rules of Order" for Board Members to review for use at future meetings. Marie discussed the Articles of Incorporation and the two versions. Nobody knows how the revised version came about or why our Attorney provided it at our March 13th meeting with residents. Chuck will discuss this with our attorney and request we not be charged since we didn't ask for it.

Design Review Board Report

Joe DeMontigny gave his report. There were three applications; 1 to Replace Windows, 1 for Landscape, 1 for Lanai enclosure. All were approved.

The Design Review Manual Approval continues on hold until the Covenants are approved.

Committee Reports:

Grounds – Joe Careccia reported we had two meetings. We are starting to have problems with our current vendor, PrimeScape, which hopefully can be rectified. There is only 1 irrigation person. He will be here every Thursday.

Finance/Budget/Insurance - Marie transferred a box of records to Monica that were turned over by Ken Nadler. Monika asked to table Ken's reports until she has had an opportunity to review everything.

Clubhouse – Lotus gave a report on electrical issues.

Social - – Pat Galea reported on the Camel Races. It was a great success and there was a profit of \$117.00.

Pool – Ellen recognized Lotus, Rene, Bob, Dan and Chris. She doesn't know what she would have done without them. There is now a formal Pool Committee chaired by Rene Wachsman.

Marie reminded everyone if they prepare a report, they will be attached to the minutes, both in the book and in the secretarial file.

Chuck presented his Management Report. Violation Report and Delinquency Report were attached.

Correspondence – Marie advised there was none to report.

Unfinished Business

- Collections/Foreclosure Issues on Delinquent Properties – Ken prepared report; Monika will table and read next month.
- 55+ Affidavit compliance status report, to include Non-Compliance Status Report and violations. Kerry moved that we continue violations, seconded by Marie. All in favor; motion carried.
- Status of Proposed Amended and Restated Declaration of Covenants, Conditions and Restrictions Lotus made motion to move decision on Covenants to next month's meeting; seconded by Ellen. All approved, motion carried.
- Status of Proposed Amended and Restated Articles of Incorporation Lotus made motion to move to next month. Seconded by Ellen. All approved; motion carried..

New Business

- Assignment of Committee Liaison Positions to new BOD Members - Lotus asked for volunteers for Board Liaison positions. It was discussed that one was not required for the Grounds Committee or the Pool Committee. Lotus will be Liaison for Clubhouse and Welcome Committees and oversee the Pool and Grounds Committees. Kerry will handle Gates. Marie will handle Compliance and Hearing Committees. Shaaron Vicere will be Liaison to the Social Committees.
- April Board Meeting Date – April 23, 2018

Kerry motioned meeting be adjourned, seconded by Joe Careccia. All in favor; motion carried. Meeting adjourned at 9:05 PM.

Respectfully Submitted

Marie L. Hawkins, Secretary
April 23, 2018