

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

April 22, 2019

Association President Kerry Cushing 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 Kopzinski and Ellen Maracotta.

Marie moved to waive the reading of the March 25 BOD Business Meeting minutes, the March 25 BOD Organizational Meeting minutes, and the April 8, 2019 BOD Meeting minutes, and to accept them as presented. Monika seconded. All were in favor.

Officer Reports:

President:

- Gates – Kerry reported the warning sign, that states the gate is being worked on, has been received. The storage closet has been cleaned out and the Gate equipment is now stored in this closet.
- Compliance - Kerry stated there are ten irrigation violations; letters have been mailed. Age and Insurance violations have been mailed. A/C's are permitted to be placed on pads or pedestals, per Pasco County building codes. Kerry asked Joe to put something together from the DRB regarding A/C installation, to be sent out in an email blast to the Community. Ellen brought the SWFTMD flood map to the attention of the Board and noted flood zones have changed. Flood insurance prices will go up once the new map goes into effect. Kerry asked Ellen to email the map to Tommy, who will send it out in an email blast to the Community.
- Covenants Working Group – Last month Ken Nadler requested approval to establish a Working Group. Kerry requested a meeting with Ken to discuss the criteria. This will be scheduled.

Vice President:

- Gary advised the Veteran's marquee in the front of the Clubhouse has rotted and fallen from it's perch. Gary will look into replacement of the holder. A homeowner has offered to donate \$50 to the cost of supplies. Gary will look into options for repair/replace.
- Grounds – Gary provided the report for Joe. Weed control continues. A representative from our Landscape Company will attend at least one monthly Grounds meeting. Owners are encouraged to submit TSC's to get items rectified. They are continuing to look into sod replacement. Two lawns are set to be done. Watering procedure is still being worked.
- Communications – Tommy is sending emails as usual. He has noticed several items not up to date on the website. Tommy will get these corrected.
- Clubhouse – Gary advised he replaced batteries in one thermostat and the other one will be done tomorrow.

Treasurer: Monika presented the Treasurer's report, as of the March 31, 2019 financials. There is nothing to report on the Finance Committee.

- Pool – Renee presented her report. The pool is currently being checked for chemicals on Tuesday, Thursday, Saturday and Sunday. Two more volunteers are needed. Joe Careccia continues to do weed control around the pool deck.

Secretary: Marie advised the bulletin boards outside of the Clubhouse are in bad shape. The cork needs to be replaced. Chuck will provide quotes for replacement of the units, and replacement of just the corkboards.

Director –Clubhouse - Ellen advised Gary replaced the thermostat batteries. A new fan switch was installed. There are two bookings requested for the Clubhouse – 5/17/19 and 7/6/19.

Management Report: Chuck provided his report.

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

April 22, 2019

Page 2

DRB Report: Seven applications were received and addressed accordingly.

Other Committee Reports:

- Hearing Committee – No report.
- Covenants Working Group – No report.
- ad hoc Committees – No reports

New Business:

New Pool Light – Pool light was approved at a previous meeting and will be installed once availability is established by the pool company.

Administrative Announcements

- Covenants Working Group – Last month Ken Nadler requested approval to establish a Working Group. Kerry requested a meeting with Ken to discuss the Criteria. This will be scheduled.
- The next Board meeting falls on Memorial Day. The Board has agreed to cancel this meeting and hold a one item agenda meeting, posted in compliance, at a date to be determined.

Meeting adjourned at 7:45 PM.

GATE COMMITTEE now consists of :

Kerry Cushing	BOD Liaison
Tommy Miazga	Chair
Bruce Feinstein	
Pam Feinstein	
Mike Kopczynski	
Ken Nadler (s)	
Tony Przekop	
David Sneddon	

Respectfully Submitted,

Marie Hawkins, Secretary
June 12, 2019

mlh