

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

July 29, 2019

Association President, Kerry Cushing, called the meeting to order at 7:00 P.M.

Marie Hawkins, Secretary, certified posting of Meeting Notice on July 25, 2019, in compliance with Florida statutes.

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

Marie moved to waive the reading of the June 12, 2019 Business Meeting Minutes, and to accept them as presented. Gary seconded and all were in favor.

Officer Reports

President

Gates – Tommy Miazga has put together a great committee and procedures. Within 20 minutes of being notified a gate was down, it was back up. His complete report is attached.

Compliance – Kerry reported there are 18 for expired insurance and 12 will expire within 30 days; 4 received 2nd notice; 28 for expired age affidavits and 8 more in the next 30 days. 4 received 2nd notice. There were 7 violations issued for lot upkeep issues. There were no Hearings. All violations were brought into compliance prior to the scheduled Hearings. All fines were rescinded.

Vice President

Covenants Working Group –Gary spoke with Ken Nadler and reported he has received the recommended covenant breakout items. They are now with our attorney, who will put together ballots.

Masters TSCs – Please let the Masters know about issues related to the common areas. Tommy has sent out a blast email to the Community, asking residents to submit a Masters TSC.

Grounds – Joe Careccia presented his report. Attendance at Grounds meetings has been sparse. There is a meeting with Mu-Grow (Pete) at the next Grounds meeting, at which time many issues will be reviewed. Weed is a big concern. Marie asked if Joe could provide the Board with the list of issues of concern. Joe has asked Pete (Mu-Grow) to advise when detailing in the community starts and stops. Residents have been concerned about whether or not work is finished. Joe noted Contract renewal is coming up in September and asked for other bids. Kerry and Chuck will discuss this further with Joe.

Communications – Tommy Miazga read his report. He reported on issues with the email service. A copy of his report is attached.

Treasurer

Monika presented the Treasurer’s Report. Delinquency is \$2,000+, involving one family.

Pool –New hand rail covers are being purchased. Drain strips must be fixed before someone trips.

Kerry advised someone will look at these drains tomorrow. Chuck is obtaining estimates for repair.

Social – Labor Day Party, September 2nd. Sign up in the Clubhouse and give Renee or Kathy the money.

Welcome – 2 new residents were welcomed into the Community – Lorene Kitts and Margaret Sutula, of 2521 Sandy Hill Court.

Management Report – Chuck did not present his report. He advised it can be read on their website.

Design Review Board Report

Joe DeMontigny reported there were three applications since our June 12th Board meeting; 1 for repainting door and 2 for security cameras. Joe reported there is another roof leak in the Community, and reminds everyone to follow the roof requirements contained in the DRB Manual.

OLD BUSINESS

Veterans’ Marquee – Gary continuing to work on this and review options.

NEW BUSINESS

Grounds Committee Charter – This was reviewed by the Board and approved by our Grounds Committee and Attorney. – Marie motioned that this Charter be approved as presented, seconded by Gary. All approved . Motion carried.

Procedure for The Approval of Lot/House Sale - This was reviewed by the Board and approved by our Attorney. – Marie motioned that this Procedure be approved as presented, seconded by Monika.. All approved. Motion carried.

Hurricane Committee Charter – This Charter was reviewed by the Board and approved by our Attorney. Marie motioned that this Charter be approved as presented, seconded by Gary. All approved. Motion carried

Administrative Announcements

Next Board Meeting Date – August 23, 2019

Gary motioned meeting adjourn, seconded by Marie. All in favor. Meeting adjourned at 7:30 PM.

Respectfully Submitted,

Marie L. Hawkins, Secretary

August 26, 2019

Mlh