

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 26, 2019

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

Marie Hawkins, Secretary, certified posting of Meeting Notice on August 24, 2019, in compliance with Florida statutes.

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

Marie moved to waive the reading of the July 29, 2019 Business Meeting Minutes, and accept them as presented. Monika seconded and all were in favor.

Officer Reports

President

Gates – Kerry reported on the Gates. The Committee is responding to gate issues.

Compliance – There have been requests from snowbirds to postpone corrective action until they return to Florida. This will be addressed under New Business.

There are 8 lapsed insurance policies and 17 that are due within the next 30 days. There are 13 lapsed Age Affidavits. One irrigation violation issued and one more issued today.

Pond 19 – The aquatic vendor for the Masters is working on reduction of the algae and smell from the pond. The Masters advised Kerry today that there has been great improvement.

Common area mowing – The Masters' mowing vendor has failed to cut several locations behind our homes, particularly on Pleasant Hill Lane. If the common area is not cut, please turn in a Masters TSC and send Kerry an email.

Grounds – Report given by Joe Careccia, Chair of the Grounds Committee. Joe and Mike did an inspection of the homes this week and came up with a list of 31 lawns in need of repair

Vice President

Covenants Working Group –Details have been received back from the lawyer and have been sent back out to the Working Group.

Communications – Tommy Miazga read his report. There were some issues with hotmail and msn, but a test run on August 3rd indicated problems were solved.

Treasurer

Monika presented the Treasurer's Report. Delinquency is \$1,358. Nothing on Finance & Budget yet.

Pool – Replaced the grips, ordered from Amazon

Social – Labor Day Party, September 2nd. Next one is the Oktoberfest on Saturday, October 19th.

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

Secretary – Updated Board of Directors and Committee listings.

Director – Ellen

Club House – The roof leak appears to be the ornamental chimneys on the roof. The one near the kitchen is the bad guy. A roofing company advised there is no evidence of mold. The filter in the dehumidifier only needs cleaning - not replacing. Dehumidifier working good.

- The Board is collecting bids to refresh the landscaping around the Club House.

- There is a can in the Club House for collection of pop top tabs being collected for Kathy Binette.

Management Report

Chuck's report was available. Everything had been covered by the Board.

Design Review Board Report

Joe DeMontigny reported there were four applications.

UNFINISHED BUSINESS

Veterans' Marquee – Gary continues to work on this.

NEW BUSINESS

Club House Repairs – Roof Leak.- Specialized Coatings coming tomorrow to bid on the repairs. They did similar work at the Masters Club House.

Pool Decking Repairs – There is a problem with the drain grates that are lifting from the surrounding pavers. Bids were reviewed and Ellen motioned we accept ABC Pavers to do the work; seconded by Marie and all were favor.

Air Conditioner Maintenance Agreement – Best Services installed and has been servicing the air conditioner. Gary motioned, seconded by Ellen that we accept the Maintenance Agreement. All were in favor.

ClubHouse Landscape Enhancement – Tabled until next month. Ellen will pursue obtaining another bid. Ellen advised that overspray is killing the bushes and plants.

Response to Snowbird Request for Violation Exception –

A standard response to Snowbirds requesting extensions to correct violations was discussed and agreed to. Kerry motioned this response be approved by the Board, seconded by Ellen. All were in favor. Marie will transmit this to Chuck with copies to the Board.

Administrative Announcements

Next Board Meeting Date – September 23, 2019

Meeting adjourned at 7:30 PM

Respectfully Submitted,

Marie L. Hawkins, Secretary
September 23, 2019/Final

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