

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
September 23, 2019

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

Marie Hawkins, Secretary, certified posting of Meeting Notice on 9/18/19 with minor additions and re-posting Saturday, 9/21/19, 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 August 26, 2019 Business Meeting Minutes, and accept them as presented. Monika seconded and all were in favor.

Officer Reports

President

Lawsuit – Kerry advised the lawsuit with Prime-Scape was settled September 10, 2019, with \$15,000 from HOA and \$10,000 from the HOA Insurance Co. Numbers came out to almost a wash. Copy of Voluntary Dismissal is available.

Gates – Kerry reported no instances that the Gate Committee had to respond to..

Compliance –Violations were sent for 9 expired insurance documentation. There are 23 that will expire within the next 30 days and Tommy has sent out notices to them. Violation Notices were sent out for 5 out of date Age Affidavits; 1 for lot violation, and 4 for irrigation.

Communications - Person responsible for the Website is Joe Kluepfel, not Tommy Miazga.

Grounds – Report given by Joe Careccia, Chair of the Grounds Committee. They are in the process of going around with Mu-Grow and reviewing those needing sod. Monika advised there is \$10,000 that can be used for sod this year. Kerry advised \$5,000 can be taken from the Operating funds, so Lawn Committee can count on \$15,000 for sod through the end of the year.

Vice President

Covenants Working Group –The Working Group has received the documents back from our attorney and they continue to work on them. Attorney had no issue with the eight (8) items that were extracted. The Working Group will be responsible for the handling of the revised Covenants and presentation to the Residents for approval. It should be ready in January, 2020.

Communications – Gary advised no report.

Treasurer

Monika presented the Treasurer’s Report. Delinquency is \$1,494. Nothing on Finance & Budget yet. Chuck has provided documentation required to Monika.

Pool – Cooler turned off and switched to heat. Temp. adjusted to 88. Ellen advised the DE is again leaking all over and running down the street. The chemical stenner feed pump went bad. Shore will replace; Emergency replacement was approved by Kerry at cost of \$450.00.

Social - Octoberfest is on Saturday, October 19th. Sign up and pay Renee in advance.

Welcome – No Report.

Director – Ellen

Club House – The roof leak is the ornamental chimney on the roof near the kitchen. Specialized Coatings repaired the chimney and sealed both chimneys. They will return to do a pressure water leak test. Ceiling stain will be addressed after work on roof is complete. Kerry thanked Ellen for a job well done on the Hurricane Committee, both pre and post. She did a great job on the post report. This report will be attached to the minutes.

Management Report - Chuck's report was available. Everything had been covered by the Board. A new resident report is sent to the Secretary so the Board has a heads up.

Design Review Board Report

Joe DeMontigny reported there was one application for a 48-pound propane tank.

UNFINISHED BUSINESS

Veterans' Marquee – Gary presented and explained options. Cost of what appears to be the best option will be about \$1,300. Some pledges have been received and an email blast will go out asking for additional pledges to cover the cost. Gary made a motion to move forward with the Veterans Memorial and get donations. Kerry seconded. All in favor.

NEW BUSINESS

Club House Repairs-Roof Leak – Kerry authorized \$645.00 for emergency roof repairs. Motion to ratify this expenditure by Kerry, seconded by Marie. All in favor. Motion carried.

Repair of Clubhouse Doors – Kerry advised we have one bid and he thinks it's high. A company doing work at Kerry's house looked at the doors and lubricated all the magnetic strips. This should be done every 60 to 90 days. Kerry wants to table this because we only have one bid and he doesn't believe we need to do this work at this time. Kerry made a motion to table, seconded by Gary. All approved. Motion carried.

Board Approval of Revised "Member Participation at Association Meetings and Code of Conduct" Policy – Ellen explained the change. It relates to the minutes allowed for speaking, explained more clearly. Kerry motioned we approve this change, seconded by Ellen. All approved. Motion carried.

ClubHouse Landscape Enhancement – We have 4 bids to brighten up the landscape around the Clubhouse. Kerry motioned we accept the Mu-Grow proposal for \$1595.00, per proposal. No second. Considerable discussion ensued. Kerry tabled this, seconded by Gary. All in favor. Motion carried. Ellen and Kerry will develop a standard for all to bid on the same thing.

Board Approval of Revised Forms for use with Home Sales (Dated 9/9/2019) – Marie moved that we approve the revised forms, Gary seconded, All in favor. Motion carried.

Administrative Announcements

Next Board Meeting Date – October 28, 2019

Ellen motioned meeting be adjourned, seconded by Monika. All in favor. Motion carried. Meeting adjourned at 7:55 PM. There were nine (9) residents in attendance for this Board meeting.

Respectfully submitted,

Marie L. Hawkins, Secretary
October 28, 2019