

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
October 28, 2019

Association President, Gary Harris, called the meeting to order at 7:00 P.M.

Marie Hawkins, Secretary, certified posting of Meeting Notice on 10/26/19

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

Notice was posted Saturday, 10/26/2019, within the 48 hour requirement.

Marie moved to waive the reading of the September 23, 2019 and October 7, 2019 Board Meetings and approve them as presented, seconded by Ellen and all were in favor.

Officer Reports

President

Grounds – Joe Careccia reported they are in process of putting new sod down. First batch of forms for irrigation on new sod are signed (Phase 1). We may do a Phase 2, depending on how much money we have. Joe advised the total for both phases is \$15,000.00. Chuck advised there is enough money to do both phases. Significant discussion ensued. It was agreed that \$15,000.00 was approved, per the motion made at the Board Meeting October 7, 2019. Chuck left meeting and confirmed with Mu-Grow that they can do Phase 2, whether they need 1 weed killer or 3. Chuck confirmed to Joe that the wild Bermuda will be killed in this treatment. Mu-Grow will bring in side cutters that get up all the roots. It will get done by the end of the year.

Gates – Tommy presented the Gates report, copy attached. Due to corrosion, Gate Committee will inspect the locks on a regular basis. Tommy will put in a TSC to the Masters to adjust the irrigation heads so they don't hit the gate mechanisms.

Vice President

Covenants Working Group - Nothing new to report. They are working on write-ups for the Ballots. Everything has been reviewed and approved by the Villas HOA Attorney. Target is end of year for vote.

Treasurer

Monika presented the Month-end financial report.

Budget is complete and Board members have it for review. It will be approved at our November Board Meeting. As soon as the Board approves the Budget, it will be posted on the website. After approved, if a resident wants a hard copy, please contact RPM and they will provide it.

Pool – Everything is running smooth on the pool. Thanks to Renee for keeping tabs on everything. Discussion ensued on purchasing new mats. Ellen reports this is ongoing, awaiting Kerry's approval.

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Social - Masquerade party on Nov 9th, hosted by Dave Sneddon. Holiday Dinner on Dec 14th;
Welcome – Eight new residents have moved in to the Villas and visited by the Welcome Committee.

Secretary – Extra white books are updated and one will be left on the Bookcase, along with example of the specific shingle required for roofs.

Director – Ellen

Roof continues to leak and continues to be investigated. Significant discussion ensued with input from Chuck. New locks have been put on the cabinet in the Men’s room.

Management Report - Chuck’s report was available. Compliance review done Friday with Kerry. 18 Violations dismissed, so residents are cleaning things up.

Design Review Board Report

Three applications approved. DRB being reorganized; Pam and Ro will co-chair and Tom Simms has joined the Board. Joe DeMontigny will continue to supervise this activity. Joe and Tom went around looking at the roofs. Joe confirmed to Chuck that residents can use tab shingles or dimensional shingles on the roof. Tom was welcomed to the DRB.

UNFINISHED BUSINESS

Veterans’ Marquee – This is no longer a Board issue. A decision has been made about what to do, and the cost. Donations are to be sent to RPM; checks are to be made out to Key Vista Villas HOA and marked “Flag Account.” A corrected email blast will go out confirming how to make out checks. A periodic report will be given as to the amount in this account. As soon as there are enough donations in the account, the replacement Marquee project will be completed.

OLD BUSINESS

ClubHouse Landscape Enhancement –

Ellen discussed the project and ideas received from the Board. Ellen requested the Board consider approving an amount of between \$1500.00 and \$2000.00 for this project and she would re-discuss this with the vendors and get the work done. Marie addressed how bad the outside of the Club House looks. Ellen made a motion requesting a max of \$2,000, obtain a min of 2 bids, and get the landscape outside the Club House cleaned up; seconded by Marie. All approved. Motion carried.

Administrative Announcements

Next Board Meeting Date – November 25, 2019

Gary announced his upcoming resignation from the Board “soon.”

Monika announced she will be leaving the Board. Ellen announced both she and Kerry will be stepping down. Chuck explained there is significant training available.

Respectfully submitted,

Marie L. Hawkins, Secretary
November 25, 2019