

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

March 25, 2019

Association President, Kerry Cushing, called the meeting to order at 8:02 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 Kopczynski, Ellen Maracotta. A quorum was certified.

**Treasurer:** Monika presented her report as of the February 28, 2019 financials, stating there was \$72,648 in operational, \$232,000+ in reserves, and \$3,000 in received income, which was down \$1,000. All bills are being paid.

**Management Report:** Chuck gave his Management Report – Provided to the Board prior to the meeting.

**DRB Report:** The Design Review Manual is officially online, so you can print it yourself. There were four (4) applications; all were approved.

## **Committee Reports:**

**Grounds** – Weed complaints and properties needing grass are ongoing issues. Joe Careccia will be the Chair and Gary is the BOD Liaison.

**Gates** – Kerry reported we had one bar knocked down on Pleasant Hill, which was put back by Tommy and Mike. Two safety cones were purchased for use when the Committee is fixing the gates. Gulfside Electronics responded to a “non-operative Wood Pointe gate” on March 18<sup>th</sup> and found a loose wire in the equipment that was preventing codes from being entered, or remotes being used. This has been fixed.

**Compliance** – A drive thru was done with the RPM Manager. Numerous violations were recorded and letters were mailed. Overall, the Community is looking much better than a year ago, as it pertains to lot upkeep. However, badly stained mailboxes continue to be noted. Some of the original plastic ones are in dire need of replacement, as cleaning has no affect on them anymore. Suggest they be replaced with metal mailboxes, as they will not stain like the plastic ones do.

There are 16 Insurance Affidavits expired and 25 will expire within the month. There are 10 Age Affidavits expired and 8 expiring within the month.

**Social** – The latest get-together on March 24<sup>th</sup> was a hit. Thank you for those who attended. The next one will be the Camel Races (back by demand) to be held April 13<sup>th</sup> at 6pm. Brunch will be held May 5<sup>th</sup> at Noon.

**Welcome** – There are 15 new members in the Association. Welcome!

**Hearing** – Will provide dates.

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**New Business:**

Pool Light and Encasement – Estimated cost from Shore Commercial Services is about **\$900.00**. Monica made a motion to replace the Pool Light and Encasement; seconded by Ellen. All were in favor. Motion carried.

Assignment of Committee Liaison Positions to BOD Members

Grounds – Gary will continue as BOD Liaison; Joe Careccia will be Chair.

Pool – Monica will be the BOD Liaison. Renee Wachsman is Chair.

Clubhouse\_– A BOD Liaison has not yet been appointed.

Next Board Meeting Date – The next Board meeting will be held April 22, 2019 at 7:00 pm.

Meeting adjourned at 8:16 PM.

Respectfully Submitted,

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Marie Hawkins, Secretary  
April 22, 2019