

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

March 25, 2019

Resource Property Management's President Kelly Moran called the meeting to order at 7:00 P.M.

Marie Hawkins, Secretary, certified posting of Meeting Notice in compliance with Florida statutes.

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

Quorum was verified via proxy or by those present.

Officer Reports:

President: Lotus stated the paving will begin sometime in 2019. There are new crosswalks at Pleasant Hill Drive. There are new signs by the gates. New bylaws were approved by the board last year.

Treasurer: Monika presented her report, stating as of February 2019 monthly financial report, \$72,000.00+ in operational, \$232,000.00+ in reserves and \$3,000.00 in received income, which was down \$1,000.00.

Committee Reports:

Grounds – Committee meets twice monthly. The new vendor (Mu-Grow) is doing a great job!

Gates – The Pleasant Hill Lane gate has a new electronic package, which was updated in the Fall. Wood Pointe gate needs replacing, which will come from the reserves. Polls are replaced often.

Compliance – Compliance violations have dropped dramatically, as there are only 20-30 mailbox violations, down by almost 50%. Age/insurance affidavits have dropped to only 30 violations a month.

Social – The latest get-together on March 24, was a hit. Thank you for those who came. The next get-together will be Camel Races, back by demand, to be held on April 13th at 6pm. Brunch will be held on May 5th, at Noon.

Welcome - There are 15 new members in the Association, welcome!

Communications: Moving documents from the old website to the new one has been completed. Thank you Tommy & Joe!

Old Business:

The pool motor/heat exchanger was replaced, as well as the clocks, rail covers, thermometers and the pool was cleaned for mildew by (Pair of Jacks).

The reading of the special membership meeting minutes - Motion to waive reading made by Marie and seconded by Kerry. All in favor, motion passes.

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Amendment: 61 in favor 40 against. 6 shy of passing. 101 total votes. Motion to NOT adjourn and postpone till May 20, 2019 at 7:00PM made by Kerry and seconded by Joe.

Discussion on the floor was closed.

Motion to NOT adjourn the meeting failed.

Ellen made a motion to extend the annual meeting to reconvene on April 8, 2019 at 7:00PM.

Seconded by Kerry, 5 for 1 opposed (marie)

From the association- 31 for 9 against.

MOTION PASSED meeting is postponed until April 8, 2019 at 7:00 PM.

Everyone said goodbye at 7:54PM

Respectfully Submitted,

Marie Hawkins, Secretary

June 1, 2020

Prepared by RPM