

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 13, 2020

Association President, Kerry Cushing, called the meeting to order at 12:01 PM.

Roll call was taken. Present were Kerry Cushing, Marie Hawkins, Monika Kopczynski and Ellen Maracotta. Dave Sneddon joined the meeting at 12:03 PM.

Marie Hawkins, Secretary, certified Meeting Notice was posted on 2/10/2020.

NEW BUSINESS

No Resident signed up to discuss the agenda item.

Kerry called for a Motion to approve the bid by Dutch's Roofing Company in the amount of \$4,400.00 to repair the chimney leak and surrounding roof. No Member offered a motion.

Kerry made a Motion to accept the contract from Dutch's Roofing Company in the amount of \$4,400.00 to approve the shingle roof repair and the chimney area on the Clubhouse; seconded by Monika.

Considerable discussion ensued to consider removing the chimneys totally. Kerry explained that would be a material change to the Clubhouse and we would have to have a Community vote to take down the fake chimneys. Roof replacement in the Reserve Study is scheduled for replacement in 2022. Discussion continued on the feasibility of moving ahead and replacing the roof now – basically two years ahead of time.

Kerry called for a vote on the Roof repair, per his motion. No Member approved the repair – motion failed.

Due to the current issues of the roof and fake chimneys of the Clubhouse, we should take to the Community. We need a Community vote because it's a material change.

MOTION by Kerry is to make a material change to the Clubhouse in the removal of the two fake chimneys and at the same time re-roof the whole building, two years ahead of the scheduled replacement. Purpose of removal is to prevent further expenses due to the fake chimneys leaking. This is to be presented to the Community at the March General Membership Meeting; seconded by Marie. There was no additional discussion. All were in favor. Motion carried unanimously.

Adjournment of Business Meeting

Marie motioned to adjourn Business Meeting; seconded by Monika.

There were two (2) residents in attendance for this Board Meeting.

Respectfully submitted,

Marie L. Hawkins, Secretary
February 24, 2020