

Key Vista Villas Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 24, 2020

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

Marie Hawkins, Secretary, certified Meeting Notice was posted on February 21, 2020.

Roll call was taken. Present were Kerry Cushing, Marie Hawkins, Monika Kopczynski, Ellen Maracotta and Dave Sneddon.

Marie moved to waive the reading of the January 27, 2020 Board Meeting Minutes and approve them as presented; seconded by Dave, and all were in favor. Kerry requested the minutes of the February 13, 2020 Board Meeting be read aloud. This was done by Marie. Meeting notice went out to Community in an e-blast on February 11th and posted on February 11th. Motion to approve minutes as read made by Dave and seconded by Ellen. All were in favor and minutes were approved as read.

Officer Reports

President

Kerry announced the annual membership meeting will be held March 23rd at the Villas Clubhouse. An extremely important issue is to remove the false chimneys on the Clubhouse. A vote is required as it is a material change to the common property. It has to be a vote by all residents. Rationale for removal of the chimneys is the South chimney has a leak and has allowed water to penetrate into the ceiling of the kitchen. The North chimney has a similar leak which was just discovered when a roofer was up there last week. It hasn't penetrated into the interior ceilings yet. Repair of one chimney will cost us approximately \$7,000. If the second chimney is repaired we will be looking at a similar cost. Removal of the false chimneys will be somewhere in the vicinity of \$2,500 to \$3,000 for both chimneys. The Board of Directors believes the most cost effective option is to remove the two false chimneys and roof-over the non-shingled openings. Our reserve study says the roof may have to be replaced in 2022. Kerry consulted with two roofers, both advising there is at least five years left on this roof, and maybe more. To replace the entire roof, the cost will be somewhere between \$10,000 and \$13,000. We can remove the 2 chimneys for \$2,500. A vote on this will be in the Annual Membership Packet. It was discussed that our motion regarding the roof, made at our special meeting February 13th, was to re-roof the entire building. Ellen is now making a motion that we present to the Community that we will remove the two chimneys and accept the best proposal to remove them and patch the roof, pending membership approval. Seconded by Dave. Kerry, Ellen, and Dave approved motion. Monika and Marie opposed. Motion carried. This motion supersedes the motion made on February 13th that requested approval to remove the 2 chimneys and re-roof the entire building. Chuck advised the roof issue will be a separate sheet of paper with just the roof-over on top of the Package with the proxy votes. Kerry will prepare and send out an e-blast advising Homeowners about the roof issue and the upcoming vote.

The Documents Committee has completed their work and the nine questions for the General Membership vote were well prepared and well thought out. Be on the lookout for the package from RPM. It will be mailed to your address of record.

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Gates – the gates have been knocked down five (5) times in the past month. Cars are still tail-gating through the gates.

Grounds – Grounds Committee has begun to review the lawns that will need replacing this Spring. They have also begun the process of determining the practicality of Wells for our irrigation needs.

Compliance – There were 13 violations for lack of Insurance, with 20 more to expire in the next 30 days. There were 31 Age Affidavit violations with 20 more due in the next 30 days. Kerry reminded everyone we only need the Declaration Page of the Insurance Policy. Mail to Kim at RPM or Doreen at the Masters will email it for you to Kim. Lot upkeep violations have dropped significantly in the past few months.

Five (5) Residential Purchase Requests have been submitted and approved during this past month.

If anyone knows of trees that must be removed because they have died or fallen, contact Joe Passanise, who is conducting a survey for the Masters Board.

Four (4) residents will be needed to volunteer to count votes at the March General Membership Meeting. Following volunteered: Vivien Azzano, Joanne Koprevich, Ken Nadler, Maria Raleigh, Henry Raleigh, and Chris Vlach.

Monika Kopczynski presented the Treasurer's report. Monika noted that RPM came up with a new financial report for the Association and she was awed with all the pages. There is every kind of information you would want in the report. Great Job Resource! Speaking of money – Kerry requested residents PLEASE turn off the lights and crank down the air conditioner when leaving.

Pool – Two motors were replaced – one was circulation for the spa and one for the spa jets.

Marie reported she obtained the “Estate Sale” procedure from Doreen and provided it to the Board. Masters looking at “Moving Sale” procedure.

Management Report – Chuck advised Accountant finished taxes and we should have by the middle of this week. Annual Audit will be finished shortly. Chuck is asking roofers to give their best estimate on remaining life of our roof.

DRB – Ro Massimo advised there were five (5) applications approved.

Communications – Tommy advised still a problem with Comcast.net, but tampabay.rr.com should be fixed.

Kerry advised Ken pointed out some things not up-to-date on the website – A previous resident still listed and 2017 & 2018 Financials not listed. RPM will get the Financials to Joe for the website and Marie will take care of getting the name removed.

Welcome – Vivian reported visiting three new family residents:

Bill and Nancy Cubellis

Tim and Terri Dorsey

Geoffrey and Dawn Harvey

UNFINISHED BUSINESS

Due to miscommunication, a CD renewal was not approved by the Board last month. It was expiring and a good rate was available. Ellen made a motion that we retroactively accept the CD purchase of \$186,066.65 at 2%. Seconded by Dave. Four approved, one opposed. Motion carried.

Repair of Clubhouse Doors – Tabled.

Clubhouse Landscaping – Chuck will send out the Scope (Prepared by Ellen) to Mu-Grow and Alexanders for a quote.

NEW BUSINESS

Barbecue Equipment for use at Clubhouse – Dave made a motion to have a barbecue at the poolside. Seconded by Marie. Dave has a barbecue ready that he will donate. Any resident wanting to use it will have to bring their own gas tank, hook it up, and cook. After use, Dave will come up and clean the barbecue. Dave will post do's and don'ts. Resident using the equipment will be responsible for any other clean up required. Monika is against having a barbecue at the Clubhouse. She expressed concern about animals in the area being attracted to the grill. Ellen also expressed considerable concerns about having a grill. Kerry, Marie and Dave approved and Ellen and Monika opposed. Motion Carried.

Next meeting is Annual Membership Meeting on the 23rd of March at this Clubhouse. 6pm sign-in. Packages will go out in the mail from RPM.

Marie made a motion to adjourn, seconded by Kerry. All in favor. Meeting adjourned.

Respectfully Submitted,

Marie L. Hawkins

June 4, 2020