

**Key Vista Villas Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
June 04, 2020

Association President, Kerry Cushing, called the meeting (via ZOOM) to order at 1:00 P.M.

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

Roll call was taken. Present were Kerry Cushing, Marie Hawkins, Lee Kalessis, John Mariane, and Dave Sneddon. Chuck Pitassis from RPM also joined the meeting.

Kerry called for a motion to waive the reading of the minutes of our February 24 2020 meeting and approve, as presented. Lee made the motion, seconded by John. All approved. Motion carried.

### **Officer Reports**

#### **President**

Kerry reported non-compliances are running about 20-25 a month. Irrigation non-compliance jumped up big time, but is now down to 1 or 2 a week.

**Grounds** – Joe Careccia reported he is trying to get Pete (Mu-Grow) to come out to review the lawns. Trying to set up something for next week. Irrigation report is coming out good now, giving us the residents who are fiddling with the timers. Only other thing is the sod replacement.

#### **TREASURER**

John gave the Treasurer's report for month ending May, 2020. John questioned what was being required to be done for the Pool/Spa. Kerry requested John provide a list of his concerns. Kerry reported stones being removed from chimney will be kept. John addressed possible security cameras for the Gates. Chuck explained why the cameras are considered a material change. John doesn't have access to One Source, but will advise Chuck's Admin who will send him a passcode. Mu-Grow contract will show what the duties are for the irrigation checks.

#### **SECRETARY**

Marie reported she has updated the White Books and provided one to John and mailed one to Lee, both new Directors with the HOA. Dave received his book at an earlier Board meeting. The Welcome Package has been updated and provided to the Welcome Committee. A system is worked out whereby Marie provides the Welcome Committee with the names, addresses and phone numbers of new residents, as soon as they are available, making it much easier for them to communicate with new residents in a timely manner.

#### **Communications**

Tommy Miazga advised there is a problem with the website, which he discussed with Doreen.

**Social** – Nothing Planned

**Welcome** – Chris Vlach discussed the process of greeting new residents.

**Management Report** – No report.

**DRB** – Pam Feinstein reported they have approved 12 applications from March 15<sup>th</sup> to June 1.

**Hearing** – No activity.

**UNFINISHED BUSINESS**

We have a proposal from Mu-Grow in the amount of \$1,595 to freshen up the landscape around the clubhouse and repair the drainage damage near the pool. Kerry made a motion that we accept the proposal, seconded by Lee. All were in favor. Motion carried.

**NEW BUSINESS**

**Chimneys**

Kerry called for a motion to approve the contract for the removal of two (2) Fake Chimneys and repair and shingle the area under them, in accordance with the Community vote. Low Bidder is Kontos Roofing. Their bid was \$2500.00 to do this work. Lee made a motion to accept the contract for \$2500.00, seconded by David. All approved. Motion carried. Kontos is the roofing contractor to do this work.

**Repair of the Wood Pointe Gate.** This gate has been taken apart and put together with new parts over the years. Two years ago we replaced the mechanism and everything for the Pleasant Hill Gate to bring it up to modern standards. The Wood Pointe Gate has now failed and must be brought up to standards. Gulfside Gate has given us a proposal to bring it up to standards and put both gates under a WiFi circuit as opposed to a hard line. Their proposal is for \$4,700. This will also allow the gate to communicate with the computer in the Master Clubhouse. Kerry advised the money will come out of Reserves for the Gates, which was planned in the Reserve Study. Kerry made the motion to accept this proposal, seconded by Lee. All were in favor. Motion carried. The pound sign (#) is required prior to entering the code for the Pleasant Hill gate and will be required for the Wood Pointe Gate.

**Under Final Member Comment Period –**

Lee addressed solar and a well for our Clubhouse. He will research and provide the information to the Board.

Ken Nadler addressed the Ballot issue of double mailing and requested credit from RPM. Chuck Pitassis will look into it.

The meeting abruptly ended after the ZOOM-scheduled 45-minutes. Upon a follow-up teleconference with Kerry and Marie, the meeting was officially adjourned at 1:50 PM.

Respectfully Submitted,

Marie L. Hawkins

July 30, 2020

(Board approved the minutes via Email).