

**KEY VISTA VILLAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – JANUARY 23, 2012
KEY VISTA VILLAS CLUBHOUSE**

Call to order: President Bob Bierly called the meeting to order at 7:00 PM.

Roll Call: Board members present: Bob Bierly, Richard Pudup, Monika Kopczynski, Joe Kluepfel and Jim Rice. Patricia McPherson and Greg Zychowski were absent. Kathy Schafer and Lanina Mohamed from Resource Property Management were also present.

Proof of Notice: The notice for the meeting was posted on the community bulletin board at the clubhouse on January 21, 2012, in due time for this meeting.

Previous Minutes: Meeting minutes from the December 13, 2011 meeting were presented for approval. On motion by Joe Kluepfel, seconded by Richard Pudup the minutes were approved unanimously.

Correspondence: Bob Bierly discussed a letter received from Patricia McPherson and her husband requesting an extension of the stay of guests, their son, granddaughter and daughter-in-law, under Article X Section 19, up to 6 months. The Board discussed. On a motion by Jim Rice, seconded by Monika Kopczynski, the Board approved the guest extension up to 6 months. The motion carried unanimously.

Officer/Committee Reports: Monika Kopczynski discussed the December financial statement. Monika announced there is now \$35,469.62 in delinquencies. Monika also announced the year to date operating expenses were under budget.

On a motion by Monika Kopczynski, seconded by Jim Rice, the Board will contact Page Wooley for a price on a reviewed financial statement and tax return. The motion carried unanimously.

Jim Rice discussed the bumper barriers in the Clubhouse parking lot. Jim has found out we cannot remove them because the Clubhouse is considered commercial property and the bumper barriers are required by Pasco County and the Building Code. Jim suggests redirecting the lighting on the building towards the parking lot, to increase visibility of the bumpers.

Old Business:

New Chairs – The Board announced new solid wood chairs are in place for a cost of \$4,091.36 including a lifetime warranty. This cost is an approximately savings of \$3,000. The Board of Directors will contact Pair-A-Jacks for a price on scotch guarding the chairs.

New Business:

Masters Annual Meeting – Bob Bierly announced the Master's Annual Meeting will be held February 13th and encouraged everyone to vote.

Villas Annual Meeting – The Board announced the Key Vista Villas Annual Meeting will be held March 13th at 7pm. The First Notice of Annual Meeting will be mailed to all Home Owners on Friday.

Complaint Form Sign Off – The Board announced complaint form has been modified to be signed off on by the Home Owner after completion. The new form is now available on the website.

Foreclosure Status –The Board has met with the Association’s Attorney to discuss the issue with foreclosures. Monika Kopczynski announced the Association could foreclose on homes for the cost of Attorney fees, which are \$1,750. Monika also discussed the option of renting out homes foreclosed on. The Board discussed. There are currently 8 homes in foreclosure. Bob Bierly suggests starting with one property to see how it goes. The Attorney has sent out letters to the owners with a rental agreement. On a motion by Monika Kopczynski, seconded by Richard Pudup, the Board moved to proceed to the next step with the Attorney on one property. The motion carried unanimously.

Spa Heater – Joe Kluepfel announced an emergency Board Meeting was held on December 13th in regards to the spa heater which failed and needed to be replaced. The spa heater was replaced for an Aqua Cal heat pump for \$5,765.

Update Villas Directory – Bob Bierly announced the updated Villas directory will be produced from the current owners roster on file at Resource Property Management.

Questions and Answers: Joe Kluepfel announced over the summer some residents were not happy with residents from the Master Association using the Villas pool for aerobics. This is due to the Master’s pool not being warm enough. The Board will speak to the Master’s to ask them to raise the pool heat. A Home Owner stated the pool walls are dirty and rust appears to be coming out. Joe Kluepfel announced this is only aesthetic. The Home Owner also stated they submitted a form about cleaning the Clubhouse carpets. Monika Kopczynski announced the carpets were dry cleaned over the summer. A Homeowner asked if the Association files liens on the delinquent homes? Yes, all liens are current and updated monthly.

Adjournment: There being no further business, a motion was made by Richard Pudup to adjourn the Meeting. The motion was seconded by Monika Kopczynski and the Meeting adjourned at 8:08 PM.

Respectfully submitted
Lanina Mohamed, Recording Secretary

Date accepted: _____
Secretary/President: _____