

**KEY VISTA VILLAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – FEBRUARY 27, 2012
KEY VISTA VILLAS CLUBHOUSE**

Call to order: President Bob Bierly called the meeting to order at 7:01 PM.

Roll Call: Board members present: Bob Bierly, Richard Pudup, Monika Kopczynski, Patricia McPherson, Greg Zychowski, Joe Kluepfel and Jim Rice. 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 February 25, 2012, in due time for this meeting.

Previous Minutes: Meeting minutes from the January 23, 2012 meeting were presented for approval. On motion by Richard Pudup, seconded by Patricia McPherson the minutes were approved unanimously.

Correspondence: None

Officer/Committee Reports: Monika Kopczynski discussed the January financial statement. Monika announced there is now \$36,035.79 in delinquencies. The monthly operating expenses were under budget.

Social Committee – Pat McPherson announced there will be a St. Patty’s Day dinner on March 17th.

Old Business:

Masters Annual Meeting – Bob Bierly announced a quorum was not established at the Masters Annual Meeting. Therefore, the meeting will be reconvened on March 20th.

Villas Annual Meeting – The Board announced the Key Vista Villas Annual Meeting will be held March 13th at 7pm. The Second Notice of Annual Meeting was mailed to all Home Owners earlier today.

Floor Mats for Clubhouse – Lucille researched new rugs for the Clubhouse doorways and has come up with a cost between \$60 and \$125 each. Lucille will send the Board the information for their review. Bob Bierly suggests a price limit of \$300 on 2 new floor mats. On a motion by Joe Kluepfel, seconded by Greg Zychowski, the Board approved a \$300 limit on floor mats. The motion carried unanimously.

The old floor mats can be placed outside by the restroom doors.

Palm Tree Trimming – The Board announced anyone who is interested in having their palm trees trimmed by Westcoast may sign-up in the Clubhouse. Bob Bierly reminded residents that anything over 12 feet is the Home Owners responsibility.

New Business:

Meet the Candidate Night – The Board announced a request for a “Meet the Candidate” meeting for March 3rd at 10:00 AM. On a motion by Joe Kluepfel, seconded by Jim Rice the Board approved the meeting to be held and will post a notice. The motion carried unanimously.

Questions and Answers: Jim Rice announced he recently attended a community event and received great advice from attorneys on-site in regards to foreclosures and receiving back pay on maintenance fees. A Home Owner announced e-mails should be sent out for notice of Board Meetings. Monika announced an e-mail reminder was sent out. Bob will see if the Board can create an event calendar on the website.

A Home Owner asked about the status of the reviewed financial statement and tax return. Monika announced the Board is having both done by Page Wooley, and the price has not changed. The Home Owner also asked about solicitation in the community. The Board announced signs are posted at the main gates. However, you can stop the solicitors and ask them to leave. Joe Kluepfel announced the directory has been updated and is now available on the website. The directory will also be printed for the Pelican.

Adjournment: There being no further business, a motion was made by Richard Pudup to adjourn the Meeting. The motion was seconded by Greg Zychowski and the Meeting adjourned at 7:40 PM.

Respectfully submitted
Lanina Mohamed, Recording Secretary

Date accepted: _____
Secretary/President: _____