

**KEY VISTA VILLAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – MARCH 26, 2012
KEY VISTA VILLAS CLUBHOUSE**

Call To Order: President, Bob Bierly called the meeting to Order at 7:02 P.M.

Roll Call: Board members present: Bob Bierly, Monika Kopczynski, Greg Zychowski, Joe Kluepfel, Jim Rice, Ken Nadler and Frank Flesch. Kathy Schafer and Lanina Mohamed from Resource Property Management were also present.

Proof of Notice of Meeting: The notice for the meeting was posted on the community bulletin board at the clubhouse on March 24, 2012, in due time for this meeting.

Previous Minutes: Meeting minutes from the February 2012 meeting were presented for approval and were read by Ken Nadler. On a Motion by Monika Kopczynski, seconded by Frank Flesch, the minutes were approved unanimously.

Ken Nadler suggested a correction to the January Meeting Minutes in regard to contacting Page Wooley for the Reviewed Financial Statement and tax return. The motion should read that the Board gave Monika Kopczynski the authorization to move ahead with Page Wooley if the price was the same.

Ken Nadler also suggested that the Board meetings be digitally recorded for better accuracy. Monika Kopczynski suggested that Lanina Mohamed, recording secretary, continue to transcribe the Meeting minutes for a few months and the Board will re-visit the issue in the future.

Correspondence: None

Officer/Committee Reports: Monika Kopczynski discussed the February financial statement. Monika announced there is now \$36, 950.55 in delinquencies. The monthly operating expenses were over budget. However, the year-to-date operating expenses remain under budget.

Jim Rice discussed solicitation which was discussed at the February meeting. It had previously been claimed that if you ask a solicitor to leave and they do not comply, you can call the police and have them removed for trespassing. Jim pointed out that solicitation is not against the law. Jim stated the particular situation the particular situation previously discussed was a resident of the Master Association. Therefore, the resident could not be considered as trespassing. Bob Bierly announced he will have the Association's attorney review this issue. Jim also discussed he could coordinate a "meet and greet" with the local Sheriff's squad to attend a board Meeting to discuss solicitation and any other homeowner concerns. The Board discussed and tabled this issue for further discussion at another meeting.

**KEY VISTA VILLAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – MARCH 26, 2012
KEY VISTA VILLAS CLUBHOUSE**

Pool/Spa - Joe Kluepfel discussed the spa was out of operation but is operating again. There was a heat pump issue which has been repaired. There is also a leak in the in ground chlorinator tank and a new above ground tank will be installed. Joe announced this leak did not affect the financials, as chemicals are included in the contract.

Landscaping – The landscaping schedule should be on the website tomorrow to include dates for pesticides and herbicides. Signs will be posted when chemicals are to be sprayed.

Social – The men will host a Mother’s Day Brunch for all the women in the community on May 12th.

Manager’s Report: The Manager’s report was previously distributed to the Board for review. Jim rice and Ken Nadler they did not receive the report. They were provided copies to review at the meeting. On a Motion by Ken Nadler, seconded by Jim Rice, the Board approved the Manager’s report unanimously.

Old Business:

Masters Annual Meeting – The Masters Annual Meeting was reconvened on March 20th and a quorum was established. A new Board was elected and the names of the Board members will be posted.

Villas Annual Meeting – The Villas annual Meeting was held on March 13th. New Board members include Frank Flesch, Ken Nadler. Jim rice was re-elected. Ken Nadler suggests sending out information on the website via email to the homeowners in addition to putting it in the Pelican. The Board discussed. On a Motion by Jim Rice, seconded by Ken Nadler, the Board Secretary will be in charge of reviewing all communication to the community before it is sent out. The Board discussed. Jim Rice rescinded his Motion and the Motion was withdrawn.

New Business:

Assign outgoing Board member responsibilities – Bob Bierly announced there are several responsibilities and duties that need to be filled that were handled by previous Board members. The Board discussed as follows: Pelican – Chris Vlach and Kathy Binette will get block captains. Property Inspections – Property Inspections are done once a month with Kathy Schafer. Kerry Cushing and Jake Clarke volunteered. Jake Clark rescinded his name for property inspections. Bob Bierly suggests a Board member should complete the property inspections. Ken Nadler suggests each Board member take a turn with the monthly property inspections. Jim Rice announced he is unable to volunteer during weekdays due to his work schedule and is only available after 7 P.M. and on week-ends.

**KEY VISTA VILLAS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – MARCH 26, 2012
KEY VISTA VILLAS CLUBHOUSE**

Clubhouse Supplies – Carmen Clark and Ken Nadler
Clubhouse Rentals – Patricia McPherson agreed to follow through with the immediate schedule.
Vivian Azzano volunteered to take over afterwards.
Board Liaison to Work with Social Committee – Jim Rice

On a Motion by Jim Rice, seconded by Frank Flesch, the Board will create a temporary committee of no less than 3 non-board and non-board related residents to review the committee structure, including the make-up of the membership and send out information for volunteering for a committee in a mailer to all homeowners. Gregg Zychowski and Monika Kopczynski opposed. The Motion Carried.

The three (3) temporary committee members are Joe Passanise, Ken Bradley and Carolyn Demonte.

Resource Board Orientation – The Board will try to coordinate a Board Orientation meeting with Resource Property Management on either April 11th or April 25th at 6:30 P.M. at the Clearwater office. Kathy Schafer will check with Pat Rath, Vice President of RMP for her availability.

Questions and Answers: Jim Rice announced all Board members should have keys to the clubhouse. Bob Bierly announced he will get the keys out to all Board members.

Ken Nadler asked about the Masters Pool temperature, as discussed at the January meeting. Bob Bierly announced the Master Association has not held a Board meeting yet, but he will discuss raising the pool temperature at the next Masters meeting.

Ken Nadler also asked about foreclosures. There are currently nine (9) homes in foreclosure in Key Vista Villas. Bob and Monika met with Debbie Reinhardt of RPM to discuss concerns with the Association's attorney. For instance, some liens have expired and the attorney has not contacted the Board to continue the lien process. Bob Bierly suggests looking for a new attorney. On a Motion by Ken Nadler, seconded by Frank Flesch, the Board will authorize Bob and Monika to explore terminating the current attorney and bring recommendations to the Board to determine a new attorney, pending the review with RPM. The Motion carried unanimously.

Adjournment: There being no further business, a Motion was made by Greg Zychowski to adjourn the meeting. The Motion was seconded by Monika Kopczynski and the meeting adjourned at 9:03 P.M.

Respectfully submitted
Lanina Mohamed, Recording Secretary

Date Accepted: _____ Secretary/President: _____