

**KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING - MAY 21, 2012 – 7:00 P.M.**

Call to Order – The Meeting was called to Order by Vice President, Greg Zychowski at 7:00 P.M.

Certify Posting of Notice – Notice for this meeting was posted on May 19, 2012 on the website and at the clubhouse – in due time for this meeting.

Roll Call – Present were Greg, Ken Nadler, Monika Kopczynski, Bob Bierly, Jim Rice and Frank Flesch. Joe Kluepfel was absent.

Approval of Minutes of April 23, 2012. Ken read the Minutes. On a Motion by Bob and second by Greg, the Minutes were approved as read.

Approval of Minutes of Special Board Meeting May 10, 2012 – Ken read the Minutes. On a Motion by Bob and second by Greg, the Minutes were approved as read.

Officer Reports –

Treasurer's Report - Monika gave the Treasurer's report as follows: The balance in the Operating account is \$23,836.78. Balance in the Reserve Account is \$215,470.71. Total delinquent fees are \$39,224.41. Monika advises the CPA has completed the 2011 Review. Two (2) free copies will be sent to her. Monika also recommends the BOD move \$100,000.00 to the Popular Community Banking as it is offering a liquid money market account earning 1.00%. Discussion on Popular Bank and today's current interest rates. On a Motion by Frank and second by Bob, the BOD moves to accept Monika's recommendation to move the \$100,000.00 to the Popular Community Banking *IF* the bank is FDIC insured. Having an extensive banking background, Ken offers to check out Popular Community Banking and report back to Frank as head of the Finance Committee. On a Motion by Bob and second by Frank, the Treasurer's report is accepted as read.

Committee Reports –

Design Review - Flori Dakoff presented the Minutes from the last DRB committee meeting and posted them in the Minute Book (located in the kitchen area of the clubhouse).

Landscape Committee - Rich Pudup presented his report.

Discussion took place on the lawn service posting signage/notification at the entrances to the Villas (as well as website notice/blast email being sent to homeowners) prior to the application of any pest control/fertilization service. Discussion took place on the lawn contract. Owners present were advised that sprinkler donuts were going to be cleaned out by the end of the month.

Management report – Submitted to BOD prior to meeting.

Correspondence – None

Old Business –

Financial Review 2011 – Has been completed and two copies are being sent to Monika.

Pasco Sheriff Meet-and-Greet to discuss solicitation – Discussion took place. On a Motion by Frank and second by Ken, the Board moved to approve having the meet-and-greet at a Board meeting no later than the November meeting. Jim will co-ordinate with the Sheriff's Department.

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Old Business Contd.

Attorney Update – Bob advised that he and Monika (along with the 2 other BOD members) had met with the first two attorneys interviewed (Ms. Anne Malley and the Rabin * Parker firm). Other interviews are to be scheduled.

Property Inspection/Drive-thru – Ken suggested that as the BOD is responsible, the BOD should participate. Discussion on who would complete drive-thru and when. Each BOD member could take a turn driving the community with the property manager. Further discussion. Ken volunteered to take the months of May and December.

Pool re-surfacing bids – Report was given by Ken as Joe and Ken had worked on updating the bids. Three companies were contacted and asked to prepare re-surfacing bids, including the installation of new LED lights. The bids came in as follows: National Pool - \$11,000.00. The Pool Works - \$10,402.00. Freestyle Pools - \$11,096.00. Discussion took place regarding the bids. Bob made a Motion to accept the bid from The Pool Works. The Motion was seconded by Jim and carried unanimously. The work will be completed after Labor Day.

Lounge Chair bid status – Ken advised that Leader’s Furniture, Discount Patio and Outdoor Furniture Connection had been contacted to submit bids. Bids ranged from \$1680.00 to \$2900.00. Discussion takes place on this matter. Discount Patio will re-sling 6 lounges and furnish 3 new lounges for \$1587.59. The Pool Committee recommends Discount Patio be chosen. Discussion takes place/Questions are answered regarding a guarantee, etc. On a Motion by Bob and second by Frank, the BOD moves to accept the bid from Discount Patio.

New Business

Report on meeting regarding Sandy Hill Court – Discussion took place regarding the meeting held on May 10, 2012, where the Board approved an offer from prospective purchaser.

Meeting Open to Residents –

Jim had questions regarding the ponds in the Villas community. Jim also commented on an elderly homeowner’s request to have their smoke alarm battery changed. Jim further commented on homeowners “in need” within the community. Discussion ensued concerning BOD involvement, liability, etc in these type matters. After further discussion, Frank made a Motion to have one or two people draw up a list of services available to people in need in the community. Monika seconded his Motion and the Motion carried. Bonnie Bierly offered to supply names and numbers of such agencies. Other points covered during Resident open forum were: The flag and installing a flagpole at the clubhouse. Comments were made on lawn service matters, progress on repairs to the front gate – it was noted the expected completion would be 4 weeks. Additional comments and questions on what should be sent out to the owners via the website. A unit owner provided travel information on a future Rays baseball game and asked permission from the Board to post it at the clubhouse.

Adjournment –

There being no further business, on a Motion by Bob and second by Ken, the meeting adjourns at 8:50 P.M.

Respectfully submitted,
Kathy Schafer, CMCA, AMS

Date Approved: _____, 2012 Approved by: _____