

KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 29, 2012 – 7:00 P.M.

Call to Order- The meeting was called to Order by Frank Flesch at 7:01 P.M.

Certifying Posting of Notice- The notice for this meeting was posted in due time on Saturday, October 27, 2012 at 6:46 P.M.

Roll Call- Present were Frank Flesch, Jim Rice, Ken Nadler, Carmen Angino and Collin Cagle

Pasco Sherriff Meet and Greet- Cpl. David Rodriguez held discussion.

Introduction- Coleen Verdon, New Manager from RPM by Frank

Approval of Minutes of Previous Meetings

On a Motion by Jim and second by Carmen the Minutes of September 24, 2012 Board meeting were approved by a unanimous vote.

Officer Reports-

Treasurer's report- Ken read the Treasurer's report for September. The results are as follows: Ending Balance in the Operating Account as of September 30, 2012 was \$33,735.92. Ending Balance in the Reserve Account was \$ 235,332.28. The Ending balance in Delinquent Owner fees is \$44,540.03, of which \$41,129 is 90 days past due, represented by 7 units. The operating expenses for the month was \$6,081, which is a variance of \$10,087 under budget. The bulk of that variance is \$7,000, which are services rendered but not yet billed by West Coast. Total operating expenses, year to date, are \$136,000. We are under budget by \$9,500 of which the \$7,000 owed to West Coast would have brought YTD Operating Expenses close to budget. Frank made a motion to approve the Treasurer's report as read. Jim seconds the motion and the BOD approves by unanimous vote.

Design Review Board (DRB) Report- Carolyn Demonte reported that on October 18, 2012 Ken Bradley resigned from the DRB. One complaint has been forwarded to the BOD for resolution. Frank asked for volunteers to fill the vacancy.

Committee Reports

Clubhouse, Welcome & Social- Carmen reported that they had their first meeting October 10, 2012 and will continue to meet on Thursdays at 7:00 p.m. New Chairman is Shirley Drallmier and there are six other current members. They are planning Thanksgiving activities to include a covered dish event. There were three complaints about lights out in clubhouse and entrance. Have obtained approval from RPM for Cahill General Contracting, Inc. (licensed and bonded company) to resolve problems. Two other complaints regarding wall clocks were resolved with replacement of batteries. Frank made a motion to approve the report, Jim seconds the motion and the BOD approves by unanimous vote.

Finance, Budget & Insurance- Frank reported that the finance committee consists of Joe DeMontigny, Mike McCaughey and Tom Wokurka. They have worked on the 2013 budget for the November BOD meeting. The monthly maintenance fee is projected to remain at \$129. Jim made a motion to approve the report, Ken seconds the motion and the BOD approves by unanimous vote to accept the report.

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Grounds & Gates- Collin reported that they are getting far fewer trouble service complaints. They have had 97 complaints year to date and 94 are closed. The President of West Coast is attending the meetings, which are now being held every other week, matching the cutting schedule, during the winter season at 9:00 AM to coordinate with West Coast schedule. Discussion on sprinklers and irrigation systems. Additionally, in a priority situation residents should put in a service complaint, but also contact RPM for urgent resolution. The committee is working on a new lawn contract and should have one completed soon. They are holding off on the rain sensors at this time until the contract issues have been resolved. Ken Bradley resigned from the gate committee and Joe Careccia has volunteered to join the Grounds Committee including responsibility for gates. Frank made a motion to approve the report, Jim seconds the motion and the BOD approves by unanimous vote to accept the report.

Management Report- Coleen reported that she has been meeting with the Grounds Committee and West Coast. RPM has received the budget and the notice will be going out shortly. There is a tree bid that needs Frank's signature that the Committee had previously authorized.

Correspondence- Frank reported two items. One from Pasco County for solid waste will be given to RPM to address. Quote to do annual CPA report for \$1,400 per year. Ken made a motion to approve, Jim seconds and the BOD approves by unanimous vote to accept the CPA bid for \$1,400.

Unfinished Business

Pool Resurfacing Project is complete.

Insurance for KVV Clubhouse. Frank signed the insurance contract. Discussion to review in depth for next year starting in June.

Collections/Foreclosure/Rental Issues on Delinquent Properties submitted a report and read by Ken. This needs to be reviewed and addressed in more depth.

Pool Committee Combined with Clubhouse, Welcome & Social Committee- Jim made a motion to add Pool Committee in with the Clubhouse, Welcome & Social Committee. Ken seconds the motion. Discussion followed regarding pool chemicals and Pilot Pool's activities. All voted in favor of the motion.

New Business- There was discussion on moving the November Board meeting to the 19th due to an early Thanksgiving. Frank made a motion to reschedule the November BOD meeting to Monday November 19, Carmen seconds the motion and all were in favor.

Trouble Box in Pool Area- There was discussion of adding a Trouble Box in the pool area. Frank made a motion to keep it the way it is. Carmen seconded the motion and all voted in favor.

Covenant Violations- Discussion by Frank about compliance. The residents are being given a 45-day notice to voluntarily resolve covenant violations. This will be revisited next month.

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Pasco Alliance of Community Associations- Jim discussed his and Jake's attendance at a meeting. 50+ community associations are members. Monthly meeting includes a speaker and networking with the other CAs in attendance. Annual membership is \$50.00. Jim made a motion to join, Ken seconds the motion and all vote in favor.

Additional Parking at Clubhouse- Jim discussed the DOT & County rules for handicap parking. Only one handicap spot is required for up to 40 parking spots. Frank made a motion to keep the parking as it is, Jim seconds and all vote in favor.

BOD Orientation by RPM- Discussion regarding the new BOD members having an Orientation Session led by RPM. Coleen requested to supply three available dates for a meeting at RPM.

Meeting Open to Residents- Resident asked about November 19th Board Meeting date. The by-laws state the budget meeting requires 30 days' notice. Discussion on trees cut behind homeowner's property, which is a Master's issue. Hot tub was down due to a clogged feeder line, which has been repaired. Discussion on KVV pool access by non-KVV residents.

Adjournment

There being no further business, on a Motion by Frank and second by Jim, the Motion was carried unanimously and the meeting adjourned at 9:28 P.M.

Respectfully submitted,
Billie Laney, LCAM
Recording Secretary

Date Approved: Nov 19, 2012

Approved by: 

Title: SECRET