

KEY VISTA VILLAS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS SPECIAL MEETING  
November 28, 2012 – 7:00 PM

**Call to Order-** The meeting was called to order by Frank Flesch at 7:00 PM.

**Certifying Posting of Notice-** The notice for this meeting was posted in due time on Saturday afternoon, November 24, 2012.

**Roll Call-** Present were Frank Flesch, Jim Rice, Ken Nadler, Carmen Andino, Ed Nessler and Collin Cagle.

**New Business**

**2013 Budget-** Frank, as liaison to the Finance, Budget and Insurance Committee, presented the 2013 proposed budget for review and discussion. The proposed 2013 budget called for the monthly maintenance fee to remain the same as 2012 at \$129 per unit. On a motion by Jim, with a second by Ed, the Board voted unanimously to approve the budget as presented.

**Foreclosures-** There was a discussion about the pros and cons of foreclosing on units that are delinquent on their maintenance fees. There appear to be as many arguments for foreclosure as there are against. On a motion by Frank, seconded by Jim, the BOD voted unanimously for a few BOD members to attend the December meeting of PACA (Pasco Alliance of Community Associations) and attempt to make contact with Community Associations who have successfully followed the foreclosure process as well as Community Associations that have rejected the concept. The goal is to get a better understanding such that the BOD can make a more knowledgeable decision.

**Adjournment-** There being no other agenda items to be discussed at this special meeting of the BOD, on a motion by Frank and a second by Ken, the BOD voted unanimously to adjourn at 7:45 PM.

Respectfully submitted,  
Kenneth S. Nadler  
Secretary

Date Approved: Dec 19 2012

Approved by: [Signature]

Title: SECRETARY