

KEYSTONE HOA MINUTES
Board Meeting of 3/11/13

Meeting called to order at 7:30 pm by president Jim Velazquez

Present: Jim Velazquez, P	Linda Newman, S
Dave Jarvis, VP	Sean Allaster, D
Mike Swaim, T	Tyler Butler, D

Ameri-Tech presence: Matt Pinelli

Residents: 7

MINUTES:

~ The minutes of 2-11-13 were approved by acclamation.

TREASURERS REPORT:

~ Our year-to-date expenses through February 28, 2013 are at 65%. The two areas over budget are administrative and legal expenses.

FINING COMMITTEE:

~ One property was sent to fining for dead grass. The homeowner submitted a letter from Tru-Green indicating any new grass would die if planted now. The home is for sale. Matt will get an agreement indicating whether the seller or the new buyer will be responsible for replacing the grass at the appropriate time.

ARCHITECTURAL COMMITTEE:

~ 450 Carriage House submitted a request for an already erected metal fence. The request was denied and the fence needs to be removed within thirty days.

MANAGER'S REPORT:

~ Matt Pinelli walked the property on March 4, 2013 and 15 violation letters are being sent. Two violations are being sent to fining.

~ There is one delinquency.

OLD BUSINESS:

~ Matt received three bids for the wall. All three companies indicated the cap needs to be caulked and painted. The paint on the wall is good for three more years. Two bids were discarded due to price. Linda motioned to pressure wash the wall and cap, and caulk and paint the cap, seconded by Tyler and approved by the board. Matt will obtain one more bid before a decision is made on who will get the contract.

~ Rainmaker is almost done with the sprinklers along the wall. The old sod will be removed and new sod will be installed after that.

~ Matt will take care of removing the abandoned paddleboat.

NEW BUSINESS:

~ Jason Fink from Ameri-Tech will redesign our website and add new photos.

Questions/Comments from the residents:

~ The trees along Bridle Path Way have uprooted the sidewalk. Matt will contact the county for repairs.

~ Sean is still in the process of resetting the lights to daylight savings time.

Tyler motioned to adjourn the meeting and Sean seconded it.

Next meeting: Monday, April 8 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 8:18 p.m.

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone HOA