

KEYSTONE HOA MINUTES
Board Meeting of 4/14/14

Meeting called to order at 7:30 pm by President Butch Miller

Present: Butch Miller, P Linda Newman, S
 Dave Jarvis, VP Amy Reinhard, D
 Mike Swaim, T

Ameri-Tech presence: Ken Cauthorn, Community Association Manager

Residents: 6

MINUTES:

~ The minutes of 3/10/14 were approved by acclamation.

TREASURERS REPORT:

~ We are below budget year-to-date. There are 16 delinquent residents. Butch motioned to put a lien on Lot 108, seconded by Mike and approved.

FINING COMMITTEE:

~ There are three fines being assessed for the same property. A letter will go out this week.

ARCHITECTURAL COMMITTEE:

~ Lot 105 submitted a request to replace their front and back door and it was approved.

MANAGER'S REPORT:

- ~ Ken walked the property on April 2, 2014 and 21 violation letters were sent.
- ~ The pressure-washing project was completed and paid in full.
- ~ Ken notified the county regarding paint fading after the pressure washing. The sidewalks should be repaired by July.
- ~ The Violations tab on website is working well.

OLD BUSINESS:

- ~ A legal opinion was obtained regarding trees planted in the common areas overhanging on personal property. It is the responsibility of the homeowner to trim any branches on his/her property.
- ~ There is an irrigation leak in zone 2. Although our contract authorizes Rainmaker to make repairs as long as they don't exceed \$750, Ken will see if he can get that number reduced. Dave motioned changing it to \$300, seconded by Mike and approved. Butch motioned to have it repaired at the reduced rate, seconded by Linda and approved.

NEW BUSINESS:

~ Butch has seen two men in an old black Ford pickup using a net to get fish out of our ponds. He contacted the Pinellas County Sheriff but they won't come out unless it's a high priority call. However, if enough people call and ask for a police report, they have to come out. The non-emergency number is 727-582-6200.

Questions/Comments from the residents

- ~There was a complaint about mold all over the lanai of Lot 119.
- ~ There was a complaint about a girl speeding down the street in a Jeep.

Next meeting: Monday, May 12 at 7:30 pm at Wentworth Country Club.

Meeting adjourned at 8:13 pm

Respectfully submitted:

Linda Newman

Linda Newman
Secretary, Keystone Bluffs HOA