

KEYSTONE HOA MINUTES  
Board Meeting of 1/12/15

Meeting called to order at 7:34 pm by President Amy Reinhard

Present: Amy Reinhard, P/T and Linda Newman, VP/S

Ameri-Tech presence: Dawn Bringe, Community Association Manager

Residents: 7

MINUTES:

~ The minutes of 11/11/14 were approved by acclamation.

TREASURERS REPORT:

~ We are still waiting for all of the January dues to be collected. We ended 2014 with a balance of \$35,428 plus \$17,172.57 in reserves.

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Lot 51 submitted a request to update the landscaping and trees and it was approved

~ Lot 118 submitted a request to remove a shrub and replace a palm tree with a mango tree and it was approved.

~ Lot 84 submitted a request to build a retaining wall in the back yard that was approved by the County and replace the fencing and it was approved.

~ Lot 58 submitted a request to install a new roof and it was approved.

MANAGER'S REPORT:

~ There were eight violation letters sent in December and five violation letters sent in January.

~ Three fining notices will be sent out for February if the violations are not resolved.

~ There was a complaint about overnight street parking. The homeowner notified Dawn it has been taken care of.

~ There was a complaint about missing lanai screens at Lot 121. Dawn will send a violation letter.

~ Dawn will send a letter to the mortgage holder of Lot 90 regarding the grass.

~ The Christmas decorations have been taken down. The board will look into purchasing plugs that go into the light fixtures to eliminate the problems with moisture. Dawn will provide the board with the names of other companies to install the decorations next year.

OLD BUSINESS:

~ Light fixtures on Bridle Path Way and Equine have been vandalized and the light bulbs on Bridle Path Way were stolen. The Board approved repairs to be done by Rainmaker. Dawn will contact the Pinellas County Sheriff and ask them to patrol the area at night.

**NEW BUSINESS:**

- ~ Linda motioned to appoint Gina Seitz to Director at Large, seconded by Amy and approved.
- ~ We still need volunteers for the Fining Committee.
- ~ Dawn will contact Rainmaker to have the ground fault outlet replaced on Bridle Path Way.
- ~ It was agreed we would continue to send out a newsletter twice a year.

**Questions/Comments from the residents**

- ~ Nothing to report.

Next meeting: Monday, February 9th at 7:30 pm at The Allegro

Meeting adjourned at 8:16 pm

Respectfully submitted:

Linda Newman

Linda Newman  
Secretary, Keystone Bluffs HOA