

KEYSTONE HOA MINUTES
Board Meeting of 8/8/16

Meeting called to order at 7:32 pm by President Shannon Cheney

Present: Shannon Cheney (P), Doug Pawling (VP), (S), Butch Miller (T) and Ed Brown

Ameri-Tech presence: Greg Anderson, Community Association Manager

Residents: 10

MINUTES:

~ The minutes of 7/14/16 motion to approve made by Butch and seconded by Ed. Minutes unanimously approved.

TREASURERS REPORT:

The general account is \$51, 701.72; the BB&T-Money Market is \$55,225.58 and the Delinquent Maint. Fee is \$22, 330(includes HOA dues and the owing of fees).

FINING COMMITTEE:

~ Nothing to report.

ARCHITECTURAL COMMITTEE:

~ Nothing to report No new submissions at this time. It was stated that some people have requested the process but now new submissions at this time so nothing to approve.

MANAGER'S REPORT:

32 Violations were issued along with two notices hearing notices. Several properties have come into compliance from the previous month. There are two properties that have asked for more time and they have been in communication with Greg.

Greg also noted that one of the properties that had been notified about street parking had contacted him and that situation seems to have improved, this according to feedback provided by community members.

OLD BUSINESS:

Website and Communication Committee

Shannon provided an update along with a job description of communications committee. This will now be submitted to the community in the hopes that there is some involvement. As discussed in previous meetings the BOD will work closely with community members to ensure this communication is properly utilized and that all content is appropriate.

Open Board Positions:

The Board currently has two open positions. This was communicated to those in attendance and Clare Stevens expressed interest. She was nominated by Butch and unanimously welcomed to the BOD.

Susan Park also expressed interests in joining the BOD. She too was welcomed to the BOD.

Parking:

No updated from the public works department regarding the relocation of the parking sign at this time. We will continue to follow up on this.

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NEW BUSINESS:

Trash Service:

We have received proposals from several service providers and it does appear there is some community interest in having one trash service provider. Greg is to check with the legal team to ensure the BOD has authority to include this amenity under the association fees. Once the legal is approved we can then open this up to a community vote:

It was discussed that to simply some of the variables proposal will include:

Twice a week pick up and once a week recycling pick up.

Provider will also include rolling canister

No less than five providers will be asked to submit proposals:

Possible Vendors include:

Waste Pro

Waste Management

Solar Sanitation

Progressive Waste Solutions

Superior Trash Service

The goal is to have proposal ready and provide information to residents prior to the annual meeting in November. If there is enough interest the Board will look into finalizing a contract with a provider.

Contract length will need to be discussed.

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Questions/Comments from the residents:

Susan Park addressed the board regarding the property next to hers. She expressed concerns that this property is not being kept up. The BOD assured her that this property was an ongoing challenge and was not being ignored. The matter has already been turned over to legal and that the BOD is aware and shares her concerns.

One community member brought up a concern about the Zika virus due to the rain.

During the meeting it was mentioned that Pinellas County is stepping up their mosquito spraying efforts. Concerned residents can visit the county website or the CDC website if they need additional information. Import to note that according to the CDC most people

who contact Zika have only mild symptoms that last for a few days, the real health concern with Zika is to pregnant women as the virus is associated with birth defects.

Next Meeting: Monday, September 12th at 7:30 pm at The Allegro

Meeting adjourned at 8:40 pm

Respectfully submitted:

Doug Pawling

Doug Pawling, Keystone Bluffs HOA