

KEYSTONE HOA MINUTES
Board Meeting of 10/10/16

Meeting called to order at 7:35 pm by Doug Pawling

Present: Linda Newman (S), Butch Miller (T), Clare Stevens (D), Doug Pawling (VP), and Ed Brown (D); Not Present: Shannon Cheney (P)

Ameri-Tech presence: Greg Anderson, Community Association Manager

Residents: None

MINUTES:

~ The minutes of 9/12/16 were approved by acclamation.

TREASURERS REPORT:

~ As of 9/28/16 the general account balance is \$50,192.09; the BB&T-Money Market is \$57,230.98, and the Delinquent Maintenance Fee is \$20,170.00.

FINING COMMITTEE:

~ There are two homes that received hearing notices. One was put on hold because the homeowner has submitted an architectural request to take care of the violation.

~ The board agreed to allow the second homeowner more time until the status of the home is determined as long as he keeps Greg updated.

ARCHITECTURAL COMMITTEE:

~ Lot 28 submitted a request to install a new roof and it was approved.

~ Lot 108 submitted a request to install a new roof and it was approved.

MANAGER'S REPORT:

~ Seven violations were issued along with two hearing notices. Twelve properties have come into compliance from the previous month. Butch motioned to file a lien on Lot 142, seconded by Ed and approved by all.

OLD BUSINESS:

~ Philip Porter still has not contacted Justin Cheney regarding the website. Doug asked Greg to send an email to Phil and carbon copy the board so we know where we stand.

~ There will be four open board positions in November. Three are two-year terms and the other is a one-year term.

~ Greg contacted the owner of Lot 29 to advise him the board decided against relocating the no parking signs in front of his home for safety reasons.

~ Doug and Clare are working on a letter to be mailed to all homeowners before the budget workshop regarding a proposed community sanitation contract.

~ The Budget Workshop will be held on Wednesday, October 19th at 6:30 p.m. at Ameri-Tech Community Management, Inc. located at 24701 U.S. Highway 19 N, Suite 102, Clearwater, FL.

NEW BUSINESS:

~ The board will provide two budgets in the packet for the annual meeting; one with and one without a sanitation contract.

Questions/Comments from the residents:

None.

Next Meeting: Monday, November 14th at 7:30 pm at The Allegro

Meeting adjourned at 8:40 pm

Respectfully submitted:

Linda Newman

Linda Newman, Keystone Bluffs HOA