

KEYSTONE HOA MINUTES  
Board Meeting of 8/14/17

Meeting called to order at 7:30 p.m. by Doug Pawling

Present: Doug Pawling (P), Linda Newman (S), Clare Stevens (T), Marianne Donnelley (D), and Shawn Price (D); not present Ed Brown (VP).

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 12

MINUTES:

~ The minutes of 7/10/17 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$63,654.60 and the Money Market balance \$66,079.68. Delinquencies total \$21,945.

NONCOMPLIANCE/FINES:

~ Nothing to Report. Doug started a discussion about a violation that he received and ignored. It was suggested if you do receive a violation, it is always best to contact the property manager by phone or email and let him know your thoughts and what, if any action needs to be taken so you don't continue to receive follow up letters or hearing notices. David prepared a sample courtesy notice to be left at the front door of homes that have minor violations instead of sending a letter in the mail. He would then follow up on those properties within two weeks and if the violation still existed, he would send a letter. The board thought it was a great idea as it was friendlier than a letter and would cut down on our costs. David will implement it on his next inspection.

ARCHITECTURAL COMMITTEE:

~ Nothing to Report

MANAGER'S REPORT:

~ Twelve violations letters and two second notices were sent. There were no hearing and fining notices sent. David will update us on the status of Lot 56 so the board can determine if a lien needs to be filed.

~ David talked with Steven King of Rainmaker and it was agreed they will do a better job of mowing down to the water. David will talk to Rainmaker about why we have to pay for broken sprinkler heads that should be their responsibility.

~ David spoke with the owner of Lot 119 who told David to send all correspondence directly to him. David will follow up with him to see what address to send any correspondence to and about making sure his lawn is being cut on a regular basis.

## OLD BUSINESS:

~ We are in receipt of 67 joinders, 63 in favor and four against the amendment for single trash service. We were informed Solar Sanitation is no longer offering free bins and that homeowners would have to purchase one at a cost of \$50 each.

~ Duke Energy will send somebody out to do an assessment behind 400 Carriage House Lane where one of its trucks got stuck and destroyed the grass.

~ The bidding for mitered end sections for the culvert on Bridle Path Way and Forelock has been delayed until after the rainy season.

~ Pinellas County Mosquito Control will inspect all ponds for possible stocking with mosquito fish by August 21, 2017. The Lake Doctors recommended stocking 1,000 to 2,000 mosquito fish per acre at cost of \$135 per 1,000 fish, 100 to 300 bass per acre at a cost of \$1.00 per fish, and 100 to 300 per acre blue gill at a cost of \$.60 per fish. We have approximately five to six acres of water area in Keystone Bluffs.

~ The Architectural Committee has proposed changing the documents to include wood board-to-board fences. The Board will vote on it at the September meeting.

## NEW BUSINESS:

~ David is available October 11<sup>th</sup> through the 13<sup>th</sup> for the Budget Meeting to be held at Ameri-Tech at 6:00 p.m.

## Questions/Comments from the residents:

~ Lot 48 was sold at auction on August 14<sup>th</sup> to an investor who plans to repair and resell it.

Next Meeting: Monday, September 11th at 7:30 pm at The Allegro

Meeting adjourned at 8:40 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA