

KEYSTONE HOA MINUTES
Board Meeting of 2/13/17

Meeting called to order at 7:31 pm by Doug Pawling

Present: Doug Pawling (VP), Ed Brown (VP), Linda Newman (S), Clare Stevens (T), Shawn Price (D), and Marianne Donnelley.

Ameri-Tech presence: Greg Anderson, Community Association Manager

Residents: 12

MINUTES:

~ The minutes of 1/9/17 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$61,257.16 and the Money Market balance \$61,083.06. Delinquencies total \$23,149.19.

FINING COMMITTEE:

~ Nothing to Report.

ARCHITECTURAL COMMITTEE:

~ Lot 104 submitted a request for a new roof and it was approved.

MANAGER'S REPORT:

~ Sixteen violations letters were sent, six open violations were corrected, and two fining and hearing notices will be sent.

~ Our pond inspection was completed. Greg is waiting to hear from the engineer and is waiting for three bids for the two broken mitered end sections.

~ Greg has asked Rainmaker to edge the sidewalks between the ponds on Carriage House Lane.

~ Seven homeowners are behind more than six months in payment. Greg will send demand letters to all of them, followed by an intent to lien letter. One homeowner is on a payment plan and one homeowner is in foreclosure.

Noncompliance/Fines

Ed motioned to send hearing/fining letters to Lot 65 and Lot 119, seconded by Doug and approved by all.

OLD BUSINESS:

~ Greg provided a cover letter for the sanitation proposal.

- ~ Nano Seal inspected the sidewalks on Bridle Path Way and hopes to clean them this week. In the future, we will have to go back to pressure washing the sidewalks and budget accordingly.
- ~ Conte Property Services suggested we purchase commercial Christmas lights. Greg will get bids.
- ~ SWFWMD informed Greg we passed our drainage system inspection.
- ~ Linda motioned to purchase insurance for the wall using the \$500 deductible, seconded Clare and approved by all.
- ~ Doug asked about the broken spotlight at East Lake and Forelock. Greg has not had it repaired at this time.

NEW BUSINESS:

- ~ The Neighborhood Watch Flyer will part of the newsletter.
- ~ Communications/Newsletter - We are going to reinvent the newsletter to include a survey asking homeowners how they want to be communicated to and what type of things they want to read about. We plan on including articles about community events, school events, garage sales, car break-ins, potential committees such as landscaping, and a did you know section to keep homeowners informed of procedures to follow for various issues. All content will go through Ameri-Tech's IT person. In the future, we may think about including advertisements to help offset the cost.

Questions/Comments from the residents:

- ~ A homeowner asked if the new noncompliance/fining procedures are on the website. No fining information is or has been on the website.
- ~ Ed asked if the fire hydrant in front of 541 Bridle Path Way is leaking. Greg will have the fire department look into it.

Next Meeting: Monday, March 13th at 7:30 pm at The Allegro

Meeting adjourned at 8:45 pm

Respectfully submitted:

Linda Newman

Linda Newman, Keystone Bluffs HOA