

KEYSTONE HOA MINUTES
Board Meeting of 6/12/17

Meeting called to order at 7:30 pm by Doug Pawling

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

Ameri-Tech presence: Greg Anderson, Community Association Manager, Phil Colettis, Director of Operations

Residents: 7

MINUTES:

~ The minutes of 5/8/17 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$55,833.55 and the Money Market balance \$64,413.70. Delinquencies total \$11,582.57.

NONCOMPLIANCE/FINES:

~ The owner of Lot 61 did not appear. The Board was informed the property was taken over by Fannie Mae and they have been fixing up the property. The Board decided not to motion to fine at this time. A payment was made to Safe Harbor and Greg recommended writing off the remaining balance.

ARCHITECTURAL COMMITTEE:

~ Lot 61 submitted a request to replace a roof and it was approved.
~ Lot 81 submitted a request to replace a fence and it was approved.

MANAGER'S REPORT:

~ Twenty-three violations letters were sent, 15 open violations were corrected, and 12 fining and hearing notices were sent.
~ Lot 142 paid in full.
~ Lot 40 and Lot 56 were sent final demand letters and the next step is to move forward with filing liens.

OLD BUSINESS:

~ Doug discussed mailing out the sanitation contract letter. We will need a final count by September 30th. We will continue to discuss it at the July and August meeting and will hold a Special Meeting September 11th before the Board meeting.
~ The Board accepted the proposal from Conte Property Services for Christmas decorations including lights, installation, and storage.

- ~ A general liability claim was placed with Duke Energy through Sedgwick Claims Management Services to repair the grass that was damaged on Forelock Road from their trucks while installing new poles and wires.
- ~ Rainmaker Landscape removed and replaced 10 dead shrubs at two of our entranceways.
- ~ Greg obtained two bids to replace the broken LED light at the Bridle Path Way entrance. Due to the high costs, Doug said he would purchase a light and Ed Jennings offered to install it.
- ~ Shawn and Ed provided options for replacing mailbox posts. The Woodcutter at the Oldsmar Flea Market will replace the mailbox and post for \$400. Doobly-Do Wood Works in Tampa is willing to do mailbox posts per order for \$250 that includes removal of the old post, but does not include a mailbox. Their website is: www.dooblydo.com.
- ~ Claire Koch provided a welcome packet to give to new homeowners along with a welcome plant.
- ~ Our next newsletter will contain articles on the sanitation proposal, the welcome committee, water restrictions, reminders, and mailboxes.

NEW BUSINESS:

- ~ The Board decided against relocating the no parking signs in front of Lot 29.
- ~ The Architectural Committee asked for clarification on fencing. The Board agreed to ask our attorney for a legal opinion as to who has authority to approve or amend and ultimately enforce architectural standards. We are asking our attorney to review our current documents and offer some clarification utilizing the current verbiage in our documents. Specifically, can we (or the architectural committee) approve a board on board fence and if so, can a revision or supplement be made to the architectural standards to include a board on board fence?
- ~ The Board asked Greg to revise the architectural request form to include who approved the request and the date the work was completed "as approved".
- ~ Linda motioned to appoint Butch Miller a member of the Architectural Committee, seconded by Doug and approved by all.
- ~ Ed provided pictures of the culvert behind the entrance at Bridle Path Way that has eroded. The Board asked Greg to obtain proposals to determine how to have it repaired. Greg will research it with the engineer.

Questions/Comments from the residents:

- ~ Marianne asked about putting up benches to beautify the area. Greg will look into the cost.

Next Meeting: Monday, July 10th at 7:30 pm at The Allegro

Meeting adjourned at 8:32 pm

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA