

KEYSTONE HOA MINUTES
Board Meeting of 3/13/17
1755 E Lake Rd S, Tarpon Springs, FL 34688

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

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

Ameri-Tech presence: Greg Anderson, Community Association Manager

Residents: 9

MINUTES:

~ The minutes of 2/9/17 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$63,655.08 and the Money Market balance \$61,915.78. Delinquencies total \$17,693.38.

FINING COMMITTEE:

~ Nothing to Report.

ARCHITECTURAL COMMITTEE:

~ Discussion regarding a final sign-off form to have to residents file. The discussion was the result of the fact that once approval is given there is no validation that the project was done according to the plans or colors that were submitted.

There was a new request to add gutters. However, gutters were not white nor the color of the trim. Committee felt that this was not typical for the community and asked the owner to provide more information. The owner is to collect photographs of how the new gutters would look at update his request.

MANAGER'S REPORT:

- Fourteen violations for the previous months were now in compliance.
- Eight new violations were mailed out this month
- Three hearings are scheduled for the month of April

Eight Properties are involved in legal matters: Three of these properties are in foreclosure

- Our pond inspection was completed. We have Southwest Florida Water Management District certificates – Still some open discussion on what to do about mitered ends on the drainage tunnels. Estimates to repair have been high and we have passed SWFWMD inspection.

OLD BUSINESS:

- ~ Greg provided a cover letter for the sanitation proposal. – **Doug stated he would make updates along with FAQ section and circulate to the BOD.**
- ~ 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. – **One area has been cleaned at no charge**
- ~ Conte Property Services suggested we purchase commercial Christmas lights. Greg will get bids. **Greg still awaiting bid**
- ~ 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. – No update as of meeting date

NEW BUSINESS:

- Newsletter proof shared at the meeting and distributed to homeowners that were in attendance.
- Sanitation letter / proposal – Doug to circulate revisions to Greg’s letter along with FAQ to BOD so that we can proceed in getting that to community next month.

Questions/Comments from the residents:

- A homeowner mentioned two properties that had issues. One being trees that needed to be elevated as they were getting low to the sidewalk – This property is currently in Foreclosure
- The second was some palm trees that needed to be trimmed. Greg made a note to look for these on the next inspection.

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

Meeting adjourned at 8:18 pm

Respectfully submitted:

Doug Pawling