

KEYSTONE HOA MINUTES
Board Meeting of 9/18/17

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

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 6

MINUTES:

~ The minutes of 8/14/17 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$61,188.69 and the Money Market balance \$66,912.75. Delinquencies total \$20,190. (most of which is less than 120 days)

NONCOMPLIANCE/FINES:

~ Nothing to Report. Do to hurricane Irma, inspection was suspended as many residents had yard debris and fence damage. David thought it was inappropriate to send out a bunch of violation letters directly after the storm. The BOD agrees this was the correct approach.

ARCHITECTURAL COMMITTEE:

~ Nothing awaiting approval – A new roof was installed on lot number _____
Several previous approvals were circulated as they are simply waiting on signatures of completion.

NOTE – We'll include the notice of the change in architectural standards verbiage (to include Board of Board fencing) will be included in the notice for annual meeting. This notification has be mailed so we'll include it in the notice for annual meeting.

MANAGER'S REPORT:

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Twelve violations letters and two second notices were sent last month do to storm. We'll update these violations in October as there were no hearings or second notices included in the August mailing.

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.

Board is proceeding with securing lien for unpaid dues and recent fines.

OLD BUSINESS:

- Sanitation Contract – This item is dead – Budget meeting in a few weeks and do not have 75% approval from community. It can be re-visited at another time as approximately 50% of the community supported the idea.
- Grass behind 400 Carriage House Lane: This was resolved without Duke's involvement. Grass filled in and it is no longer an issue.
- 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. County assessed and determined there are fish in the ponds so we don't qualify for mosquito fish. There are other companies who stock fish "Lake Doctors" who have given us bids. No action required at this time.

NEW BUSINESS:

~ Budget Meeting to be held at Ameri-Tech Thursday October 12, 2017 at 7pm

Questions/Comments from the residents:

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

Next Meeting: Monday, October 9th at 7:30 pm at The Allegro

Meeting adjourned at 8:00 p.m.

Respectfully submitted:

Doug Pawling, Keystone Bluffs HOA