

KEYSTONE HOA MINUTES
Board Meeting of 4/9/18

Meeting called to order at 7:35 p.m. by Shawn Price

Present: Shawn Price (P), Doug Pawling (D) and Clare Stevens (T). Not Present: Jim Rosenberg (VP) and Linda Newman

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 4

MINUTES:

~ The minutes from March could not be approved as lack of quorum of Board Members. They will be approved on the May meeting along with the April minutes

TREASURERS REPORT:

~ Treasurers Report not available as financials have not been released. Those figures are not released until the tenth of each month – moved to next month's meetings

NONCOMPLIANCE/FINES:

~ Nothing to Report as violation notices delayed and not ready by meeting time – Technical glitch which will be corrected before next month.

ARCHITECTURAL COMMITTEE:

~ 401 Knight Paint – 387 Carriage House – Hurricane glass, 465 Knight Roof, 395 Carriage House Roof and 351 Stallion - Paint

MANAGER'S REPORT:

~ The February inspection was completed on 2/26/18. There were 31 new violations, 23 courtesy notices were left at the door, and there were no violation hearings.

OLD BUSINESS:

~ The past due balance of \$270 on Lot 56 remains outstanding. Final notice has been sent indicating it will be turned over to attorney

~ Christmas decorations. Shawn has agreed to store them and Doug Pawling will deliver the three crates of decorations. Per previous discussions – community will not hire anyone this year but will have community members donate their time to decorate the entrances.

~ Shrubs have not been installed along Forelock. Rainmaker reports that the shrubs at the nursery were very small and they were going to get another shipment within a couple of weeks so they were waiting for those plants to arrive.

~ Parking issue in front of Mr. Sorbie's (Lot 29) home. Tom Wasbourn, a Traffic Engineer, was in attendance and offered a history of the current signs along with suggestions that would likely solve both the community's concerns and those of Mr. Sorbie. Parking up and near the corner of Equine and Forelock is not permissible as there is a stop sign and a fire hydrant on that corner. It is illegal to park within 30 feet of either of those structures. Signs were put in place in 2010 as there was a real issue with parents by-passing the Brooker Creek Elementary car-line and parking and dropping their children off along Equine. The situation was further complicated by have a scheduled Pinellas County School Bus stop that took place near the intersection of Equine and Forelock.

One possible solution was to change the signs – Changing the verbiage to include times – thus preventing parents of children attending Brooker Creek Elementary from utilizing this location as a drop off. We can also relocate the sign further north on Equine, possible to the location of the utility pole.

If signs are changed or relocated they would need to remain in place for three years. Current signs have been in place since 2010 so changing them is not a problem. This location is no longer utilized as a bus stop by Pinellas County Schools – Enrollment at Brooker Creek Elementary has also decreased which has improved the traffic congestion during school drop off and dismissal.

~ Mitered end sections for culverts on ponds. An engineering proposal was presented by CES Engineering outlining options. However, no costs were given for each option. Some of these culverts have experienced significant erosion of the pond bank, causing at least once to crack and collapse on itself. Ponds have passed their current inspection by SWFWMD. It is their recommendation that we repair these issues as putting them off could make the repairs more costly – Awaiting cost estimates.

NEW BUSINESS:

~ Tentative Date for Community Garage Sale is May 5th. Woodfield will be doing their event on the same day. Announcement to be made via Keystone Connect

Questions/Comments from the residents:

At this time it seems like we can find a reasonable solution to parking in front of Mr. Sorbie's home. We'll need a quorum of board to vote on measures.

Next Meeting: Monday, May 14th at 7:30 pm at The Allegro

Meeting adjourned at 7:54 p.m.

Respectfully submitted:

Doug Pawling, Keystone Bluffs HOA