

KEYSTONE HOA MINUTES
Board Meeting of 1/8/18

Meeting called to order at 7:31 p.m. by Doug Pawling

Present: Clare Stevens (T), Linda Newman (S), and Doug Pawling (D). Not Present: Shawn Price (P), Jim Rosenburg (VP). We do not have a quorum

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 11

MINUTES:

~ The minutes of 11/13/17 were not approved because we don't have a quorum. They will be approved next month.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$51,844.52 and the Money Market balance is \$70,245.67. Delinquencies total \$11,555. Six pre-lien letters were sent certified mail from our attorney for non-payment of dues. There are a substantial number of delinquencies. Ameri-Tech has been instructed to follow protocol by sending a reminder letter 30 days after the January/July payments are due. If payment is not received 30 days after the reminder letter is sent, a second letter will be sent via certified mail. If payment is not received 30 days after the second letter is sent, it will be turned over to our attorney who will send a pre-lien letter via certified mail.

NONCOMPLIANCE/FINES:

~ Nothing to Report.

ARCHITECTURAL COMMITTEE:

- ~ Lot 10 submitted a request to replace the fence and it was approved.
- ~ Lot 34 submitted a request to replace the roof and it was approved.
- ~ Lot 36 submitted a request to replace the roof and it was approved.
- ~ Lot 62 submitted a request to replace the roof and it was approved.
- ~ Lot 86 submitted a request to replace the fence and it was approved.

MANAGER'S REPORT:

- ~ David provided the legal report to the board.
- ~ The December inspection was completed on 12/10/17. There was one new violation for pressure washing. Three courtesy notices were left at the door and eleven hearing notices were sent out with the majority for pressure washing.

OLD BUSINESS:

- ~ There was no update on the status of a lien on Lot 56.

- ~ Rainmaker has completed the irrigation repairs. The total cost was \$2,538.
- ~ David provided a breakdown from Conte Property Services for the cost of the Christmas decorations. It was agreed we grossly overpaid and were not happy with their services. Joe Seitz, a former board president, offered to contact Nick Conte to see if we can get a partial refund. David will also contact Nick to see if the \$400 charge for delaying the contract can be refunded since nobody from Conte returned his calls for three weeks. Doug is currently storing the decorations until we can find a new company.
- ~ The bidding for mitered end sections for the culvert on Bridle Path Way and Forelock continues to be delayed until the water goes down.

NEW BUSINESS:

- ~ There is a broken sprinkler head on Forelock along with dead shrubbery. David will contact Rainmaker to have it repaired and obtain a quote to replace the shrubs.
- ~ David obtained two proposals for pressure washing the common areas. One is from H2O Cleaning Systems and one from Low Cost Pressure Cleaning. Both companies quoted a price of \$950 for the sidewalks and curbing and they both include their own water. The board will make a decision at next month's meeting when we have a quorum.
- ~ There was a lengthy discussion about the no parking signs that were installed in 2010 on Equine and the reasons they were put up. Mr. Sorbie asked for a new traffic study to see if the signs can be moved to allow him space to park on the street near his home and said he might be willing to incur the cost. David will contact the Pinellas County Traffic Engineer to see what the cost is to do the study. He will also get a legal opinion from our attorney regarding enforcement of the signs.
- ~ Linda mentioned our Facebook page is meant for informational purposes and not a forum to pit homeowners against each other. She cautioned against abusing it.

Questions/Comments from the residents:

- ~ Nothing to report.

Next Meeting: Monday, February 12th at 7:30 pm at The Allegro

Meeting adjourned at 8:32 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA