

KEYSTONE HOA MINUTES
Board Meeting of 3/12/18

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

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 2

MINUTES:

~ The minutes of 2/12/18 were approved by acclamation.

TREASURERS REPORT:

~ Linda reported the General Account balance is \$74,564.56 and the Money Market balance is \$71,912.74. Delinquencies total \$12,855.29. David Fedash is sending out 20 balance due letters this week indicating if payment is not received by March 31st, the account will be forwarded to the attorney. Seven accounts have been turned over to the attorney and are awaiting further action. David said one payment in the amount of \$1,700 was incorrectly coded to Lawn Contract instead of Lawn Service Contract.

NONCOMPLIANCE/FINES:

~ Nothing to Report.

ARCHITECTURAL COMMITTEE:

~ Lot 59 submitted a request to install a new roof and it was approved.

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. A letter will be sent this week requesting payment due by March 31st.

~ Shawn will store the Christmas decorations. The board decided against hiring another company to install them this year and instead will make it a community project and see how well it works out.

~ Rainmaker submitted a new proposal to replace shrubs along Forelock. Shawn motioned to accept the proposal in the amount of \$3,879.00, seconded by Doug and approved by all.

~ Mr. Sorbie (Lot 29) and Tom Wasbhorn, a Traffic Engineer, were not available to attend this month's meeting to discuss the no parking signs. It will be rescheduled for next month's meeting.

~ 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:

~ Nothing to Report.

Questions/Comments from the residents:

A homeowner asked about the cracked culverts. They very costly to replace and are not required by SWFWMD.

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

Meeting adjourned at 7:54 p.m.

Respectfully submitted:

Linda Newman, Keystone Bluffs HOA