

KEYSTONE HOA MINUTES
Board Meeting of 7/8/19

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

Ameri-Tech presence: David Fedash, Community Association Manager

Residents: 9

NONCOMPLIANCE/FINES:

Fining hearings were scheduled for the following:

- ~ Lot 119 agreed to repair and replace the damaged fascia in advance of the fining hearing.
- ~ Lot 121 agreed to replace the dead/missing grass in advance of the fining hearing.
- ~ Lot 134 agreed to replace the dead/missing grass in advance of the fining hearing.
- ~ Lot 64 attended the hearing and after clarification, agreed to repair, replace and pressure wash the fascia as well as repair the mailbox. The homeowners were concerned about the lack of communication from our property manager. It was recommended David follow up in writing to all phone calls or emails.
- ~ Lot 142 did not appear at last month's hearing and received a fine for not replacing dead/missing grass. The homeowner claims the violation has been corrected. Per David's inspection, the grass does not meet our HOA standards. David will contact the homeowner and inform him he is not in compliance and the fine will remain in place.

MINUTES: The minutes of 6/10/19 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$73,257.46 and the Money Market balance is \$75,539.43. Delinquencies total \$2,215. Two payments are pending and three properties are being turned over to the attorney.

ARCHITECTURAL COMMITTEE:

- ~ Lot 33 submitted a request for a new roof that was approved based on the current house color. A new request to paint the house a different color has been submitted. The Architectural Committee doesn't believe the roof and new house color complement each other and is requesting the homeowner either submit a new roof color that complements the paint or submit a new house color that complements the roof color. David will inform the homeowner of the Architectural Committee's request.
- ~ Lot 66 submitted a request for a fence and it was approved.
- ~ Lot 116 submitted a request for a roof and it was approved.

MANAGER'S REPORT:

- ~ Year-to-Date we are under budget \$852.
- ~ The monthly inspection was completed on July 5th. David has not yet completed the summary of notices and violations.

OLD BUSINESS:

- ~ Due to the excessive heat and lack of rain, shrubs were not installed along East Lake and the Bridle Path Way Entrances. Rainmaker will install them as soon as the weather permits.
- ~ David is waiting for a proposal to trim the trees along Forelock.
- ~ David is waiting for a proposal to replace the entrance light on the east side of Equine. Two years ago we received a proposal from Yarborough Electric asking \$479 to install the same light. Doug felt the proposal was too high and purchased the light himself and had an electrician who lived in the community install it. David will see if he can get a better quote. If he can't, Doug will purchase the same light and have it installed by someone else.
- ~ H2O Cleaning is schedule to pressure wash the common areas this Thursday, weather permitting. The will include the drain covers as requested.
- ~ Dunlop Signs delivered the new community signs. Shawn will get volunteers to install them.
- ~ CES Engineering has completed all repairs to the water retention ponds and the SWFWMD permit was issued. The next inspection is scheduled for December 12, 2020.
- ~ No permit is needed for the storage shed. It is ready to be assembled when the weather cools down.

NEW BUSINESS:

- ~ Nothing to report.

Questions/Comments from the residents:

- ~ A homeowner asked who is responsible for sidewalks in front of or homes. Each homeowner is responsible for maintaining the sidewalk in front of his/her house and the County is responsible for repairs. The sidewalk in front of Lot 110 is raised more than half an inch. David was asked to notify the County. Carolina Jantac stressed homeowners should contact the County it they really want it fixed because the County is less likely to act if the property manager calls.

Next Meeting, Monday, September 9th at 7:30 p.m. at The Allegro

Meeting adjourned at 8:15 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA