

KEYSTONE HOA MINUTES  
Board Meeting of 7/13/20

Zoom Meeting called to order at 7:38 by Shawn Price.

Present: Shawn Price (P), Jim Rosenburg (VP), Clare Stevens (T), and Linda Newman (S).

Ameri-Tech presence: Michael Diorio

Residents on zoom call: 8

MINUTES:

~ The minutes of 5/11/20 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$84,305.88 and the Money Market balance is \$84,673.01. Delinquencies total \$2,234.76.

NONCOMPLIANCE/FINES:

As of June 30, 2020, no accounts remain with the attorney. Five accounts are more than 90 days past due.

ARCHITECTURAL COMMITTEE:

- ~ Lot 33 submitted a request to install a retaining wall around a palm tree and it was approved.
- ~ Lot 44 submitted a request to install a new roof and it was approved.
- ~ Lot 78 submitted a request to install gutters and it was approved.
- ~ Lot 101 submitted a request to paint the house and it was approved.

MANAGER'S REPORT:

~ Michael did not submit a manager's report for this meeting. Once he completes the monthly inspection, he will submit it to the board for approval.

OLD BUSINESS:

- ~ The work on the collapsed pond has been completed.
- ~ CES Engineering submitted a proposal to perform our next four SWFWMD permit renewal inspections due December 12, 2020, June 12, 2022, December 12, 2023, and June 12, 2025. The cost for each inspection is \$450 and will be held firm over the entire term of this agreement. Michael will look into this for our next meeting.
- ~ We received a quote from Rainmaker to lift the trees along the wall on East Lake Rd. Michael will obtain a few more quotes.

NEW BUSINESS:

- ~ Shawn asked if it is possible to have ongoing treatments to revitalize the common areas and get rid of the dollar weed without killing the grass. Michael will check with Rainmaker.
- ~ Jim motioned going forward that we don't enforce the architectural standing that the builders required either a block wall or shrubbery in front of mechanical equipment, second by Shawn

and approved by all. The board is waiting for the Architectural Committee to come back with changes for the board to vote on.

~ Jim Rosenberg submitted his resignation from the board.

Questions/Comments from the residents:

~Paris Adams asked about trimming a neighbor's tree if it is affecting her property.

~ John Donnelley asked about painting the wall on East Lake. Michael will obtain bids for the exterior and interior of the wall.

~ Marianne Donnelly volunteered to join the board.

Next Meeting, Monday, September 14<sup>th</sup> at 7:30 p.m. via zoom.

Meeting adjourned at 8:21 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA