

KEYSTONE HOA MINUTES
Board Meeting of 5/11/20

Zoom Meeting called to order at 7:36 by Shawn Price.

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

Ameri-Tech presence: David Fedash

Residents on zoom call: 9

MINUTES:

~ The minutes of 3/9/20 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$85,763.91 and the Money Market balance is \$83,519.41. Delinquencies total \$3,056.76 that includes a \$1,000 fine.

NONCOMPLIANCE/FINES:

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

ARCHITECTURAL COMMITTEE:

- ~ Lot 7 submitted a request to paint the house and it was approved.
- ~ Lot 36 submitted a request to install pavers and it was approved.
- ~ Lot 54 submitted a request to paint the house and it was approved.
- ~ Lot 64 submitted a request to install a new roof and it was approved.
- ~ Lot 65 submitted a request to install a new roof and it was approved.
- ~ Lot 78 submitted a request to install a new roof and it was approved.
- ~ Lot 115 submitted a request to install a fence and it was approved.
- ~ Lot 136 submitted a request to install a new roof and it was approved.
- ~ Lot 137 submitted a request to install a fence and it was approved.
- ~ Lot 139 submitted a request to paint the house and it was approved.

The Board was asked about a treehouse that was built on Lot 38. Since there are no rules regarding treehouses in our documents, it was agreed they are not in violation of the HOA. David will refer them to the County to see if there are any restrictions or permits required.

MANAGER'S REPORT:

~ The Board recommended we hold off on monthly inspections until we move into phase two of the safer at home restrictions.

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OLD BUSINESS:

~ David emailed a sample notice of HOA meeting sign to the Board. It is reusable and the information can easily be changed to reflect different locations. Shawn will okay the purchase when he goes down to Ameri-Tech to sign the approved architectural requests.

~ The work on the collapsed ponds is almost complete. CES Engineering submitted a proposal to continue handling our SWFWMD permit renewal inspections. Shawn tabled it so the Board can read it over and we can vote on it at our next meeting.

~ Two homeowners saw Rainmaker dumping debris in ponds. Rainmaker claimed it was not their debris and that they came across it while cutting around that area. David will check to see if Rainmaker removed it.

NEW BUSINESS:

~ Shawn asked if it is possible to have ongoing treatment to revitalize the common areas without killing the grass. David will check with Rainmaker.

Questions/Comments from the residents:

~ A homeowner was concerned about barbed wire fencing being cut at the end of Stallion Court allowing Woodfield residents to hop over it and fish in our ponds. Shawn contacted the Board of Woodfield and they don't know who owns the fence. Since Keystone HOA does not own the fence, the board agreed not to go through the expense of repairing it.

~ A homeowner wanted to know if there was going to be a neighborhood garage sale. Shawn said we will hold one on Saturday, May 30th. He will post it on our Facebook page.

Next Meeting, Monday, July 13th at 7:30 p.m. via zoom.

Meeting adjourned at 8:24 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA