

KEYSTONE HOA MINUTES Budget Meeting of 11/9/20

Budget Meeting called to order at 7:05 p.m. by Shawn Price.

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

There were minimal changes to the annual budget. The only increase was under insurance. Annual dues remain the same. Linda motioned to accept the budget, seconded by Clare and approved by all.

Linda motioned to adjourn the Budget Meeting, seconded by Shawn and approved by all. The Budget Meeting adjourned at 7:08 p.m.

KEYSTONE HOA MINUTES Organizational Meeting of 11/9/20

Organizational Meeting Called to order at 7:09 by Michael Diorio.

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

Proof of Notices for the Annual Meeting were mailed on October 16th and 27th, 2019. There were 13 residents on the zoom call and four proxies. A total of 44 were needed to have a quorum. A quorum was not established so we could not hold the annual meeting.

The terms for Shawn Price and Linda Newman have expired. There were three letters of intent from Parris Adams, Linda Newman, and Gina Schroeder to serve on the board. Shawn and Linda will remain on the board. Linda motioned to appoint Parris Adams and Gina Schroeder to the board, seconded by Clare and approved by all. Steven Gagliardo and Dylan Cerniglio also expressed interest in joining the board. Shawn motioned to expand the board to seven members, seconded by Clare and approved by all. Clare motioned to appoint Steven Gagliardo and Dylan Cerniglio to the board, seconded by Shawn and approved by all.

Michael Diorio was appointed chairperson of the Organizational Meeting.

Shawn Price was appointed President with his term ending in 2022.

Parris Adams was appointed Vice-President with her term ending in 2021.

Clare Stevens was appointed Treasurer with her term ending in 2021.

Linda Newman was appointed secretary with her term ending in 2022.

Gina Schroeder was appointed Director-at-Large with her term ending in 2022.

Steven Gagliardo was appointed Director-at-Large with his term ending in 2021.

Dylan Cerniglio was appointed Director-at-Large with her term ending in 2021.

Clare motioned to adjourn the Organizational Meeting, seconded by Linda and approved by all. The Organizational Meeting adjourned at 7:25 p.m.

KEYSTONE HOA MINUTES Board Meeting of 11/9/20

Meeting called to order at 7:26 by Shawn Price.

Present: Shawn Price (P), Parris Adams, (VP), Clare Stevens (T), Linda Newman (S), Gina Schroeder (D), Steven Gagliardo (D), and Dylan Cerniglio (D).

Ameri-Tech presence: Michael Diorio

Residents on Zoom call: 13

MINUTES:

~ The minutes of 11/11/19 and 9/14/20 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$81,729.15 and the Money Market balance is \$77,517.33. Delinquencies total \$2,974.

NONCOMPLIANCE/FINES:

No accounts remain with the attorney. Eight accounts are 90 days past due and final notices have been sent. They can be turned over to our attorney after November 15, 2020.

ARCHITECTURAL COMMITTEE:

- ~ Lot 20 submitted a request to paint the house and it was approved
- ~ Lot 26 submitted a request to install a fence and it was approved.
- ~ Lot 40 submitted a request to paint the house and it was approved.
- ~ Lot 116 submitted a request to install a fence and pavers and it was approved.
- ~ Lot 129 submitted a request to paint the house and it was approved.
- ~ Lot 130 submitted a request to paint the house and it was approved.

MANAGER'S REPORT:

~ The monthly inspection was complete on October 30th. Eighty-two violation letters were sent. There are no fining hearings scheduled.

~ Parris motioned to change the paint specifications for the surrounding wall and cap, seconded by Shawn and approved by all.

OLD BUSINESS:

~ Michael met with CES Engineering and more erosion was found around the pipes. SWFWMD will be conducting another inspection in the next 30 days. Michael will obtain quotes that meet the new specifications, and we will address it at our next meeting.

~ We accepted Rainmaker's proposal to lift the trees along the wall on East Lake Rd, Forelock, and Bridle Path Way. Michael will obtain dates for the work to begin.

~ Sean tabled amending the language pertaining to mechanical equipment for our Architectural Standards until our next meeting.

~ Michael will obtain quotes using our new standards for painting the perimeter wall and cap. Homeowners who live along the perimeter walls will receive letters notifying them when the work will be done.

NEW BUSINESS:

~ Angelic Tree Care LLC has scheduled installing our holiday decorations the Wednesday before Thanksgiving and taking them down between January 1st and 7th. Shawn motioned to approve up to \$400 to Angelic Tree Care for removing the decorations at the end of the season, seconded by Parris and approved by all. Shawn suggested a holiday decorating contest. Shawn motioned to approve \$225 for the Welcoming Committee to purchase gift cards for the holiday decorating judging, seconded by Gina and approved by all. They will purchase one gift card in the amount of \$75 and three gift cards in the amount of \$50.

Questions/Comments from the residents:

~ None

Next Meeting, Monday, January 11th at 7:30 p.m.

Meeting adjourned at 8:14 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA