

KEYSTONE HOA MINUTES
Board Meeting of 9/14/20

Zoom Meeting called to order at 7:32 by Shawn Price.

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

Ameri-Tech presence: Michael Diorio

Michael introduced himself. He took over our community about six weeks ago and comes on sight once a month.

Residents on zoom call: 10

MINUTES:

~ The minutes of 7/13/20 were approved by acclamation.

There are four open board seats. Clare stated Dylan Cerniglio, Daniel Weber, and Paris Adams have expressed interest in joining the board. Shawn will reach to them before the annual meeting.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$91,476.22 and the Money Market balance is \$76,714.27. Delinquencies total \$6,023.76.

NONCOMPLIANCE/FINES:

As of August 31, 2020, no accounts remain with the attorney. Ten accounts are over 60 days past due and three accounts are more than 90 days past due.

ARCHITECTURAL COMMITTEE:

- ~ Lot 33 submitted a request to erect a building wall around a palm tree and it was approved.
- ~ Lot 44 submitted a request for 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. Topics are covered in Old Business. He advised the Board of various complaints he received from homeowners since the last meeting.

OLD BUSINESS:

~ CES Engineering submitted a proposal to repair erosion around the pipes in several ponds and clear the inlets, outlets, and silt in two ponds. The board has asked to have CES submit their inspection report to SWFWMD to see if it meets their standards. CES previously submitted a proposal to complete our next four inspections at a cost of \$450 per inspection. Michael will look into this for our next meeting.

~ We received quotes from Rainmaker Irrigation & Landscaping, A&M Tree Care, and David Swingle Lawn Care to lift the trees along the wall on East Lake Rd, Forelock, and Bridle Path Way. Clare motioned to accept Rainmaker's proposal, seconded by Linda and approved by all.

~ Sean will work on language pertaining to mechanical equipment for our Architectural Standards for the annual meeting.

NEW BUSINESS:

~ We received proposals from AL Leach Painting & Restoration, L&T Brothers Inc., and Specialty Contracting to paint the perimeter wall and cap. Michael is waiting for a proposal from Sun Coast Paint and Coating with specifications for a different paint type and sealer that would last longer than what we've been using.

~ Michael will put together a budget packet in early October for the Board to decide if we need to hold a budget meeting.

~ The Board will hold the Annual meeting on November 9th via Zoom.

Questions/Comments from the residents:

~ The owners of Lot 142 asked to have their violation fine removed. The Board turned down their request.

~ EJ Stevens and Gina Schroeder asked about pressure washing the sidewalks in the common areas. Clare motioned to rehire H2O Cleaning Systems to clean the sidewalks at whatever cost we spent last year plus ten percent, seconded by Shawn and approved by all. The Board will address pressure washing the common areas every six months.

~ EJ Stevens asked if we have a status from the County on repairing the sidewalks. Shawn and/or Michael will check into it.

~ Gina Schroeder asked how the community handles Halloween.

~ Eileen Jarvis asked about installing white vinyl fencing and eliminating shrubs.

~ Dave Jarvis asked how changes are made to our documents as things evolve over the years.

Next Meeting, Monday, November 9th at 7:30 p.m. via zoom.

Meeting adjourned at 8:43 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA