

KEYSTONE HOA MINUTES  
Board Meeting of 7/12/21

Meeting called to order at 7:30 by Parris Adams.

Present: Parris Adams (P), Gina Schroeder, (VP) Linda Newman (S), Clare Stevens (T), Steven Gagliardo (D), and Eileen Jarvis (D). Not Present: Dylan Cerniglio (D).

Ameri-Tech presence: Michael Diorio

Residents on Zoom call: 12

MINUTES:

~ The minutes of 5/10/21 and were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$91,161.69 and the Money Market balance is \$55,621.11. Delinquencies total \$3,020.

NONCOMPLIANCE/FINES:

~ Four fines are coming up tomorrow. Two accounts remain with the attorney. There is one delinquency over 30 days and eight delinquencies over 90 days.

ARCHITECTURAL COMMITTEE:

~ John Donnelley submitted the following architectural requests:

~ Lot 46 submitted a request to repair stucco and facia, install a new roof, and paint the house and it was approved.

~ Lot 56 submitted a request to paint the house and it was approved.

~ Lot 82 submitted a request to install a new roof and paint the house and it was approved.

~ Lot 87 submitted a request to install a new roof, paint the house, and install new landscaping and it was approved.

~ Lot 92 submitted a request to install new landscaping in the front and back and it was approved.

~ Lot 110 submitted a request to install a new roof and it was approved.

~ Lot 137 submitted a request to paint the house and it was approved.

~ Lot 138 submitted a request to install a new roof and it was approved.

~ Lot 142 submitted a request to install a new fence and it was approved.

~ Lot 65 submitted a request to paint the house that was approved a few months ago that was approved. The house is in violation and the paint swatches are still on the front of the house. Michael will remind them they only have one month left to complete the job or they will remain in violation.

~ Lot 56 submitted a request to paint the house that was approved a few months ago that was approved. The paint swatches are still on the front of the house. They submitted a second request to paint the house that was approved. Michael will remind them of the deadline to complete the job.

The Board discussed enforcing the completion date on the Architectural Modification form.

John Donnelley, Hector Martinez, and Carolina Jantac had a zoom meeting to work on setting up a color palette with Sherwin Williams. It will be like the palette Woodfield uses. There are two home that painted their front doors with colors that were not approved. Michael will forward the approved color swatches to both homeowners.

Hector, Carolina, and John had zoom meeting. Trying to set up a color palette with Sherwin Williams. Will be similar to Woodfield. Two homeowners that painted front doors without approval. Michael forwarded color swatches to both.

#### MANAGER'S REPORT:

~ The monthly inspection was completed on June 29<sup>th</sup>. Forty-five letters were sent for violations. Rainmaker is doing their job.

#### OLD BUSINESS:

~ Bob Hugenschmit reviewed all the ponds and mitered end sections. He was concerned about the quality of five fixes we had done compared to the amount of money we spent. None of them are permanent fixes. Two ponds really need attention as they are eroding very badly. They are pond 10 behind 311/314 Stallion Ct. and pond 20 behind 326/334 Mane Ct. The mitered end sections are held onto the pipe with steel straps that are rusted and are failing. The costs to perform TOPO surveys of the two ponds (Phase I) are \$2,800 and \$1,800 respectively. A TOPO Survey identifies the level of the land as it sits, locates all surface features of a property, and depicts all the natural features and elevations. Once a survey is received Bob can create a design to balance the dirt and restore the slope around the ponds (Phase II) and apply for a permit. Pond 10 is two to three times larger than pond 20 but pond 20 is in greater need of repair. Phase III is the construction. The survey takes approximately two weeks, the design could be completed by mid-September and approval by the County could be completed by the End of October. The actual work would take approximately three weeks. The Board will meet on Mane Ct. on Wednesday, July 28<sup>th</sup> at 5:30 to inspect pond 20. Clare also suggested contacting the County Development Review Services at 727-464-3888 to see who is responsible for the ponds as it may reduce our costs. Michael Diorio said he would contact the County on our behalf.

~ We have obtained a written quote from Bill Brown of Maintenance Pros of Tampa to put up our Christmas lights for \$100 and take them down for \$100. Parris asked Michael to also obtain the install/takedown dates in writing.

~ Gina submitted three designs to replace our mailboxes, but it was tabled by Parris.

~ There is a portion of wall along East Lake that needs stabilizing. It was originally thought the wall was sinking but on further inspection, it was determined it is being pushed from the trees. Michael will contact the County Development Review Services at 727-464-3888 since they own the trees.

~ The Board discussed if there were any options for extending driveways. A permit from the County Development Review Services would be required before anything could be approved.  
~ Since our streets are owned by the County, we can't enforce no parking on the street. Parris suggested that we implement a park to the right only amendment. We can contact the Sheriff's Department to enforce cars blocking the sidewalk to the street.

NEW BUSINESS:

~ Our insurance has been renewed  
~ The Annual meeting will be Tuesday, November 9<sup>th</sup> at 6:30 at East Lake Tarpon Fire Department 3375 Tarpon Lake Blvd., Palm Harbor.  
~ The owner of Lot 80 has made phone calls and sent two emails to Michael Diorio, Ameri-Tech Community Property Manager, that Michael, feels are threatening to him and the Board. This property has and will continue to be treated the same as any other property in our community. Effective immediately, all violation letters will now state "You are being contacted because you are in violation of your Covenants, Conditions, and Restrictions of Keystone."

Questions/Comments from the residents:

~ None

Next Meeting, Monday, September 13th at 7:30 p.m.

Meeting adjourned at 9:20 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA