

KEYSTONE HOA MINUTES Board Meeting of 5/10/21

Meeting called to order at 7:33 by Shawn Price.

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

Ameri-Tech presence: Michael Diorio

Residents on Zoom call: 12

MINUTES:

~ The minutes of 3/8/21 and were approved by acclamation.

TREASURERS REPORT:

~ Shawn reported the General Account balance is \$88,497.31 and the Money Market balance is \$52,718.61. Delinquencies total \$2,965.

NONCOMPLIANCE/FINES:

Two accounts remain with the attorney. There are ten delinquencies over 90 days and two remain with the attorney. A lien can be filed on one at any time and a foreclosure can be filed on the other at any time. Michael is meeting with the Fining Committee tomorrow.

ARCHITECTURAL COMMITTEE:

- ~ Lot 56 submitted a request to install a fence and for exterior paint colors and it was approved.
- ~ Lot 99 submitted a request for exterior paint colors, and it was approved.
- ~ Lot 100 submitted a request for exterior paint colors, and it was approved.
- ~ Lot 116 submitted a request for a backyard swing/playset, and it was approved.

John is still working to have a couple of doors repainted because the colors used were not approved. He is also working on establishing a color palette. There is a vacancy on the Architectural Committee due to the resignation of EJ Stevens. Linda motioned to appoint Hector Martinez to the Architectural Committee, seconded by Parris and approved by all.

The Architectural Committee is proposing changes to two areas of the Architectural Standards of Keystone Homeowners Association, Inc.

~ Parris motioned to strike #5 “Garage service doors and mechanical and pool equipment must be screened from view from front streets. Screening may be accomplished by the use of architecturally designed masonry walls or landscaping. Wood or metal fences will not be approved for such use.”, seconded by Linda, and approved by all.

~ Parris motioned to strike #8C “That part of the fence, which is adjacent, borders or closest to and readily visible from the street, common area, detention pond (wet or dry bottom) shall require a planted hedge of Viburnum, Lagustrem or similar plant along the entire length of that

part of the fence. Hedge plants shall be planted three (3) feet on center and shall be at least three (3) feet high when planted and maintained at a height not to exceed six (6) feet. The purpose is to screen the fence from view in all areas where it may be viewed by the general public or an adjacent property owner.”, seconded by Gina and approved by all.

MANAGER’S REPORT:

~ The monthly inspections were completed on April 8th and April 26th. Letters were sent for 78 violations. Clare asked about the growing number of garbage cans left in front of garage doors or on the side of homes. Michael will send out notices on his next inspection stating they need to be kept in the garage or hidden from view.

OLD BUSINESS:

~ Bob Hugenschmit will be back out this week to give us a bid for the pond erosion.

~ We have obtained 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 obtain something from him in writing. Parris asked about budgeting money to replace broken light strands. Shawn said we have budgeted \$1,200 for decorations.

~ Parris discussed replacing mailboxes in the community. She asked about hiring a company to replace all of them at the same time and how we would handle the cost. Parris asked Clare for her opinion and Clare felt it was a good idea and would keep an orderly look to our community. As wood costs are soaring and there is a shortage, Parris suggested a complete change away from wood. Gina recommended having the Architectural Committee come up with options for the Board to consider. Parris invited everyone to come to the table with their suggestions in order to make a proper decision. Once the Architectural Committee comes up with recommendations, it was suggested they be included in the mailing for our annual meeting in November. Linda mentioned Creative Mailbox and Sign Designs in Tampa and Shawn suggested driving through different neighborhoods to see mailboxes you might like.

NEW BUSINESS:

~ A portion of the wall on East Lake is sinking. Shawn knows someone who deals with structural issues. He will ask him what it would cost to stabilize the wall. Michael will also ask Bob Hugenschmit for his recommendation.

~ The Board addressed the violations on Lot 64. It was agreed they need to be taken care of and if they have not been remedied by the next inspection, it will be turned over to the Fining Committee.

~ There is an ongoing problem with cars parking on the street. Justin Buis, a Clearwater Police officer, said parking on the street is only enforceable by the sheriff if you are not parked legally. This includes parking the wrong way on the street and blocking the sidewalk. Deputy Martinez is the contact person for the Pinellas County community policing unit. We asked Officer Buis whether it would be legally binding if we added to our HOA no more than two-hour parking, parking on one side of the street only, and no overnight parking and he said it would. Our police officers would be exempt per government rule. No one is to park in or around their vehicles. No definitive decision has been made at this time. Gina asked if it is possible to extend her driveway. John Donnelley said he asked to extend his ten years ago and was denied. Shawn recommended the Architectural Committee investigate options, if possible. Any changes to existing driveways would have to be approved by the Architectural Committee.

~ Shawn Price submitted his resignation from the Board effective immediately. Linda motioned to appoint Parris Adams to President, seconded by Gina and approved by all. Linda motioned to appoint Gina Schroeder to Vice-President, seconded by Parris and approved by all. Parris motioned to appoint Eileen Jarvis to Director-at-Large, seconded by Gina and approved by all. Michael will check to see if Peggy Beach is still on the Fining Committee. Parris motioned to appoint Shawn Price to the Fining Committee, seconded by Linda and approved by all.

Questions/Comments from the residents:

~ None

Next Meeting, Monday, July 12th at 7:30 p.m.

Meeting adjourned at 8:57 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA