

KEYSTONE HOA MINUTES Budget Meeting of 11/8/21

Budget Meeting called to order at 7:00 p.m. by Michael Diorio.

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

There were minimal changes to the annual budget. Annual dues remain the same. Steven motioned to accept the budget, seconded by Clare, and approved by all.

Linda motioned to adjourn the Budget Meeting, seconded by Steven, and approved by all. The Budget Meeting adjourned at 7:02 p.m.

Proof of Notices for the Annual Meeting were mailed on October 8, 2021. There were three homeowners in attendance at Ameri-Tech, seven homeowners on the Zoom call, and four proxies. A total of 44 was needed to have a quorum. A quorum was not established so we could not hold the annual meeting. Current members of the Board will remain by default.

KEYSTONE HOA MINUTES Organizational Meeting of 11/8/21

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

Present: Gina Schroeder (VP), Clare Stevens (T), Linda Newman (S), and Steven Gagliardo (D).

Not Present: Parris Adams (P), and Dylan Cerniglio (D).

The terms for Parris Adams, Clare Stevens, Steven Gagliardo, and Dylan Cerniglio have expired. There were letters of intent from Steven Gagliardo, and Clare Stevens to remain on the Board. Parris Adams and Dylan Cerniglio submitted their resignation.

Linda motioned to appoint Justin Buis to the Board, seconded by Clare and approved by all.

Gina Schroeder was appointed President with her term ending in 2022.

Steven Gagliardo was appointed Vice-President with his term ending in 2023.

Clare Stevens was appointed Treasurer with her term ending in 2023

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

Justin Buis was appointed Director-at-Large with his term ending in 2023.

Linda motioned to adjourn the Organizational Meeting, seconded by Gina, and approved by all.

The Organizational Meeting adjourned at 7:20 p.m.

KEYSTONE HOA MINUTES
Board Meeting of 11/8/21

Meeting called to order at 7:21 by Gina Schroeder

Present: Gina Schroeder (P), Steven Gagliardo (VP), Clare Stevens (T), Linda Newman (S), and Justin Buis (D).

Ameri-Tech presence: Michael Diorio

Residents on in person and on Zoom call: 10

MINUTES:

~ The minutes of 9/13/21 and were approved by acclamation.

TREASURERS REPORT:

~ Michael Diorio reported the General Account balance is \$86,794.76 and the Money Market balance is \$58,528.31. Delinquencies total \$3,270.

NONCOMPLIANCE/FINES:

~ Two fining hearings are scheduled for November 9th. Lot 24 had agreed to comply with the violation and repaint the house a color approved by the Architectural Committee. Michael thinks Lot 6 has replaced the shingles that needed pressure washing.

~ Two accounts remain with the attorney. There are no delinquencies over 30 days, no delinquencies over 60 days, and six delinquencies over 90 days.

ARCHITECTURAL COMMITTEE:

~ John Donnelley submitted the following architectural requests:

~ Lot 8 submitted a request to paint the house and install a new roof and it was approved.

~ Lot 24 submitted a request to repaint the house and it was approved.

~ Lot 103 submitted a request to install a whole house generator and it was approved.

MANAGER'S REPORT:

~ The monthly inspection was completed on October 25th and 39 violation letters were sent. Two went to fining.

OLD BUSINESS:

~ It was agreed we will put up no swimming signs on Ponds 10 and 20. Ameri-Tech must purchase the signs. We have a new property manager, Emily Farris. Emily will get a quote for two signs with poles.

~ Bill Brown of Maintenance Pros of Tampa will be installing our Christmas lights on November 19th and taking them down January 14th. There was significant damage done to our existing lights. Gina and Clare will meet this Saturday at 10:00 a.m. at our shed to see what we can keep

and what we need to replace. The Board has approved up to \$1,000 for new decorations. The plan is to have everything purchased before the 19th.

~ Michael contacted the County about removing a tree along the wall on East Lake before it does more damage to the wall. The County won't remove it. Michael had Emily open another reservice request to have another inspector come out.

~ We are waiting for recommendations from the Architectural Committee regarding extending driveways to help alleviate street parking.

~ A color palette from Sherwin-Williams has been added to our website for homeowners to use in selecting colors that have been approved by the Architectural Committee to paint their homes.

~ Our mailbox posts are no longer available for purchase. To replace it, you must hire a carpenter to custom make one based on our current standards. Several homeowners would like the option to purchase their own mailbox with something more up to date. This has been tabled until our next meeting.

NEW BUSINESS:

~Duke Energy has started a multi-year project to rebuild 3.7 miles of existing transmission line from their Brooker Creek Substation at 325 East Lake Dr. to their Tarpon Springs Substation at 1 Cemetery Road and upgrade portions of the Brooker Creek Substation. The work will primarily take place within existing Duke Energy easements. However, supplemental easement rights may be needed in some areas. It is not yet clear if this will impact any ponds or properties in our community.

~ The Board agreed to continue the Christmas Decorating Contest. Flyers will be distributed to each homeowner.

~ In the hope of getting more homeowners involved, Clare and Gina proposed we continue to hold the Board meetings every other month but change the starting time from 7:30 p.m. to 6:30 p.m. The Board agreed. The meetings will be held at Ameri-Tech and on Zoom.

Questions/Comments from the residents:

~ There was a question about home rentals and LLC's purchasing homes in our community and renting them out and the negative impact it has on our community.

Next Meeting, Monday, November 8th at 6:30 p.m.

Meeting adjourned at 8:45 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA