

KEYSTONE HOA MINUTES  
Board Meeting of 9/13/21

Meeting called to order at 7:34 by Parris Adams.

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

Ameri-Tech presence: Michael Diorio

Residents on Zoom call: 11

MINUTES:

~ The minutes of 7/12/21 and were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$94,498.13 and the Money Market balance is \$56,591.67. Delinquencies total \$5,315.

NONCOMPLIANCE/FINES:

~ Five fining hearings are scheduled for tomorrow. Two accounts remain with the attorney. There are no delinquencies over 30 days, 11 delinquencies over 60 days, and four delinquencies over 90 days.

ARCHITECTURAL COMMITTEE:

The Architectural Committee is working on a color palette but there is a delay with Sherwin Williams. In the meantime, the Architectural Committee is using the color palette that Woodfield uses. Gina emailed the color palette link Woodfield is currently using to the Board. Parris asked the Board to review it and motioned to hold a Special Meeting on Tuesday, September 21<sup>st</sup> at 7:00 p.m. via Zoom, accepted by Gina and approved by all.

~ John Donnelley submitted the following architectural requests:

- ~ Lot 24 submitted a request to paint the house after they already painted it without Architectural approval, and it was denied.
- ~ Lot 44 submitted a request to paint the front door a new color and it was approved.
- ~ Lot 80 submitted a request to paint the house and it was approved.
- ~ Lot 106 submitted a request to install gutters and it was approved.
- ~ Lot 127 submitted a request to paint the house and it was approved.

John also pointed out Lot 87 submitted a request five months ago to do a major yard overhaul and the work has not been completed. Michael will follow up with a letter.

MANAGER'S REPORT:

~ The monthly inspection was completed on August 26th and 26 violation letters were sent. Clare asked Michael to remind people to take their trash cans in.

OLD BUSINESS:

- ~ Parris, Clare, Steven, and Linda met with Bob Hugenschmit on July 28<sup>th</sup> to inspect the erosion on Ponds 10 and 20 and found there is no immediate danger. It was agreed we would put up no swimming signs. Clare will obtain the cost of the signs from Shawn Price.
- ~ Michael contacted Bill Brown of Maintenance Pros of Tampa and informed us our Christmas lights would be installed November 19<sup>th</sup> and taken down January 14<sup>th</sup>.
- ~ Michael contacted the County about the leaning portion of the wall along East Lake. They trimmed the tree branches outside the wall. Michael will ask them if we can have that one tree removed before it does more damage to the wall.
- ~ The Board considered options for extending driveways. Parris suggested using equal brick pavers on each side of the driveway to extend it and to keep people from parking in the street. John Donnelley will discuss it with the Architectural Committee and let us know their recommendations.
- ~ Since we can't enforce no parking on the street, Parris suggested that we implement parking on one side only. John Donnelley suggested we send a letter to all homeowners asking them to please park in their driveway if it is available.

NEW BUSINESS:

- ~ The Annual Meeting will be held on Monday November 8<sup>th</sup> at 7:00 p.m. via Zoom. There are five open board positions. Parris asked the current Board members whose terms are up to notify Michael if they want to remain on the board.
- ~ The Board authorized spending up to \$1,000 on new white LED Christmas lights.

Questions/Comments from the residents:

- ~ None

Next Meeting, Monday, November 8<sup>th</sup> at 7:00 p.m.

Meeting adjourned at 8:45 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA