

KEYSTONE HOA MINUTES
Board Meeting of 1/10/22

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: Steve Jarboe

Residents on in person and on Zoom call: 10

MINUTES:

~ The minutes of 11/8/21 and were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$89,552.54 and the Money Market balance is \$60,465.11. Delinquencies total \$2,325.

NONCOMPLIANCE/FINES:

~ No fining hearings are scheduled. Steve Jarboe drove the property on December 13th and January 4th. Six violation letters were sent.

~ Two accounts remain with the attorney. There is one delinquency over 30 days, zero delinquencies over 60 days, and four delinquencies over 90 days.

ARCHITECTURAL COMMITTEE:

~ John Donnelley submitted the following architectural requests:

~ Lot 24 submitted a request to install a new roof and paint the house and it was approved.

~ Lot 65 submitted a request to paint the house and it was approved.

~ Lot 140 submitted a request to install a new roof and it was approved.

MANAGER'S REPORT:

~ No swimming signs were installed on Ponds 10 and 20.

~ The Christmas decorations have been taken down. Gina is not happy with the service from the person Amer-Tech hired. She asked Steve to find a new vendor for next year.

~ Steve is still waiting for a response from the County regarding removing the tree along the wall on East Lake.

~ John Donnelley drove through Woodfield to see if any homes there extended their driveways. He found some and will send a list of addresses to the board. Carolina asked how we could legally proceed if we wanted to allow them in our community.

~ Since our mailbox posts are no longer available for purchase it was believed you must hire a carpenter to custom make one based on our current standards. However, there is nothing in our documents that states the posts must be beveled at the top. Our current Architectural standards only states all mailboxes and posts to be standardized per the following:

- All mailboxes to be standard size, white with a red flag
- All mailbox posts to be wood 6” x 6”, painted off-white in color with green trim and the address numbers of brass (Gold in color) and attached to both sides of post.
- Mailbox posts color to be Sherwin Williams, Sand Dollar – SW6099, striped trim to be Isle of Pines – SW6461

The Board has not come to an agreement in allowing homeowners the option to purchase a different mailbox or replace all the mailboxes with something more modern and durable. Gina will do a Facebook poll for driveways and mailboxes before proceeding further.

NEW BUSINESS:

~ Gina needs Board approval for renewing our Declaration of Covenants, Conditions and Restrictions. Clare motioned to renew the CC&R’s as is, seconded by Gina and approved by all.

Questions/Comments from the residents:

~ John Donnelley asked if the dead hedges along East Lake that have died can be replaced. Gina will check with Rainmaker and obtain a quote.

~ Gina asked if there is a way to get rid of a small piece of property Keystone Bluffs owns of behind Brooker Creek Elementary School. John said the Board tried to donate it to the County several years ago, but it was not acceptable at that time. John Donnelley said he will check to see if he still has the paperwork and if so, will forward it Gina. Gina also asked Steve Jarboe if he can find a way to get rid of it.

Next Meeting, Monday, March 14th at 6:30 p.m.

Meeting adjourned at 7:47 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA