

KEYSTONE HOA MINUTES  
Board Meeting of 3/14/22

Meeting called to order at 6:30 by Clare Stevens

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

Ameri-Tech presence: Steve Jarboe and Phil Colettis

Residents on in person and on Zoom call: 13

MINUTES:

~ The minutes of 1/10//22 and were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$103,439.84 and the Money Market balance is \$62,564.67. Delinquencies total \$9,941.07.

NONCOMPLIANCE/FINES:

~ No fining hearings are scheduled. Steve Jarboe walked the property on January 17<sup>th</sup>, January 28<sup>th</sup>, February 17<sup>th</sup>, and March 4<sup>th</sup>. Twenty-Seven violation letters were sent.

~ Two accounts remain with the attorney. There are two delinquencies over 30 days, 18 delinquencies over 60 days, and three delinquencies over 90 days.

ARCHITECTURAL COMMITTEE:

~ John Donnelley submitted the following architectural requests:

~ Lot 141 submitted a request to install a new roof and it was approved.

~ Lot 143 submitted a request to replace the front door and it was approved.

MANAGER'S REPORT/OLD BUSINESS:

~ The renewal papers for our Declaration of Covenants, Conditions and Restrictions have been signed and sent out for renewal.

~ Clare said Jennifer Price found a company that can make mailbox posts to our current standards. It's call Oak Nail Woodworking. The owner is Frank Rivera, and his number is 727-947-0302. The cost is \$125 and does not include the painting.

~ Steve Jarboe contacted the County twice about removing the tree along the wall on East Lake that is causing the damage and was told the job order was closed. He has initiated another job order that is currently open and will contact the County again.

~ Steve said neither the County nor the school district was interested in the small piece of property Keystone Bluffs owns of behind Brooker Creek Elementary School. He said he would contact the realtor that is selling another parcel nearby, but Phil told him we would need 100% of the community to agree to donating it.

~ Steve said most of the violations were for landscaping issues.

~ Steve said Y.M.I Cleaning is willing to put up and take down our Christmas decorations for the same price we paid last year. Clare asked him to obtain a proposal.

~ The two replacement notice of meeting signs were delivered to Steven. Linda asked Steven to direct homeowners to our website where it shows the place of the meeting on the sign.  
~ Driveway Extensions - pavers didn't look good. Utility boxes are close to driveways. Building permit not needed but zoning permit is. Justin will contact the county and see if it's even doable for his property before we move forward. Clare asked him to get something in writing.

#### NEW BUSINESS:

~ Linda motioned to appoint Gina Schroeder and James Joline to the board, seconded by Steven and approved by all. They will both assume the open Director-at-Large positions and their terms will expire in November 2022. There is one open board position remaining.  
~ The owners of Lot 50 and Lot 71 complained about the no swimming signs that were installed near Ponds 10 and 20 and there was a lengthy discussion as to the reason why. After SWFMD did their biannual inspection and made some minor repairs, the Board had an engineer come out to inspect their work. Upon inspection, he identified two ponds that had considerable erosion and recommended repairs at a substantial cost. The Board met with the engineer, and it was agreed we would install no swimming signs to reduce our liability. Because the engineer put in his records that something needed to be done, Phil Colettis, the Director of Operations at Ameri-Tech, said it is a legal issue and wanted Ameri-Tech to be on record strongly recommending we get a legal opinion based on the engineer's report as to signage and/or repairs. Phil stressed both the Association and Board members would be liable if something were to happen with respect to those ponds not being properly addressed. Steven Gagliardo confirmed the engineer pointed out the two specific ponds and said we need to consider it and agreed we should get the attorney's opinion. Linda agreed. Gina proposed getting an opinion from our attorney as to if the signs needed to be placed near Ponds 10 and 20 or if it would be acceptable to place the no swimming signs on existing no fishing signs near our other ponds, seconded by Linda, and approved by all.  
~ There was a discussion about Facebook etiquette. Linda said the purpose of our site was to provide information to our homeowners, for homeowners to communicate with other homeowners about things going on in the neighborhood, and for homeowners to sell items through Facebook Marketplace. However, Linda pointed out that the site is being abused and there is a fair amount of bullying on it. Clare agreed and will put something on our Facebook page informing homeowners if they abuse it, they will be removed.

#### Questions/Comments from the residents:

~ David Thomas asked if the motorcycles driving around our ponds are making the erosion worse. Clare thinks Rainmaker and the company that puts the pesticides in ride too close to the edge and asked Steve Jarboe to reach out to them and ask them to stay further away from the edges. Gina will forward the University of Florida Agricultural Standards to the Board.  
~ Michael Halula thanked the board for its openness in listening to the homeowners.

Next Meeting, Monday, May 9th at 6:30 p.m.

Meeting adjourned at 8:01 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA