

KEYSTONE HOA MINUTES
Board Meeting of 8/26/24

Meeting called to order at 6:31 p.m. by Marianne Donnelly

The first order of business took place before the meeting officially opened. Linda motioned to appoint Cris Snyder to the Board to fill an open position that expires this November, seconded by Clare, and approved by all.

Present: Marianne Donnelly (P), Linda Newman (S), Clare Stevens (D) (via Zoom) and Cris Snyder (D). Not Present: Edwin Rodriguez (T)

Ameri-Tech presence: Brett Newby and Phil Colettis. Our new property manager, Brett Newby, introduced himself and provided his background.

Residents in person and on Zoom call: 9

MINUTES:

~ The minutes of 7/29/24 were approved by acclamation.

TREASURERS REPORT:

~ The General Account balance is \$119,318.06 and the Money Market balance is \$64,814.91. Delinquencies total \$11,628. Marianne asked to see a line item invoice for Rust Off. Phil will have it recoded.

NONCOMPLIANCE/FINES:

Marie did not receive the emails for July from Arnie. Therefore, she had nothing to report for July. This continues to be an ongoing problem. In June, we asked Arnie to send Marie and the Board a monthly report, even if no fining hearings were held. Marianne explained to Brett there was no follow up from Keith from last month's requests including fines, violations, and second notices. The August property inspection has not been completed. Brett said he will walk the property this week.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural request:

~ Lot 94 submitted a request to replace their fence, and it was approved.

MANAGER'S REPORT/OLD BUSINESS:

~ Brett did not have much to report on since he just acquired our property.

~ Three accounts remain with the attorney. There are 18 accounts 30 days past due, zero accounts 60 days past due, and three account 90 days past due. There was a lengthy discussion about the accounting procedures. Cris said the numbers don't match. Phil said he would give her the phone number of our accountant.

~ There is a dead tree near the property line of Lot 28. Brett will call the homeowner to discuss removal options.

~ Marianne has been working diligently with the Pinellas County Right of Way Permitting Department to obtain a permit to remove two trees on East Lake Road. Her application was accepted. The cost was \$102.00. She asked for a more comprehensive review and included the Engineering report. It is now under review. She reached out to LRE to update them.

~ The wall demo/rebuild remains on hold until the trees can be removed.

~ Marianne met with Rick from CES. He said Pond 8 on Mane Ct. is the most dangerous and could cost \$60,000 for a complete repair, but it could be done in stages. He suggested putting in big boulders in one section. The bank is washed out at the end of Pond 7 on Stallion Ct. and the mitered ends need work. The cost is \$5,850. Pond 14 on Forelock behind Coronet Ct. near the shed has a big outfall dam. Rick suggested shooting concrete and wrip wrap. The cost is \$2,350. All the other ponds will need a mitigation plan over the next 10 years. She has not received a quote yet from Ed from Florida Lake & Pond. He is waiting to hear from SWFMD.

~ There has been a lot of confusion regarding the lawyers draft pertaining to rentals. Although we've continued to ask Ameri-Tech to provide examples of what other HOA's have done, we still haven't received any. Marianne will send the Board samples from Woodfield and Aylesford. Phil did provide some clarification. Phil will also find out what is needed to change an amendment vs. a by-law. The Board will set up a workshop. Phil agreed to attend.

~ Budget Workshop to be held September 30th at 5:45 p.m. at Ameri-Tech followed by the regular Board meeting.

~ Our contract with Ameri-Tech expires December 31, 2024. They submitted a proposal, the new monthly rate would be \$1,025.

~ Our contract with Rainmaker, now Yellowstone, remains the same.

NEW BUSINESS:

~ Linda motioned to reduce the number of board members from seven to five, seconded by Cris, and approved by all.

~ In order to be in compliance with the new HOA Laws, Ameri-Tech has hired a compliant person for the website. The Board needs guidance with its hurricane policy. Phil will provide a sample. Linda asked Ameri-Tech to post the new HOA Law on our website. It can be found in the Documents sections under "Committee Under Regulated Industries Document".

Comments from the residents:

~ Nothing to report.

Next Meeting, Monday, September 30th Budget Workshop at 5:45 and Board Meeting at 6:30 p.m. Meeting adjourned at 8:46 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA