

KEYSTONE HOA MINUTES
Board Meeting of 9/30/24

Meeting called to order at 6:30 p.m. by Marianne Donnelly

The budget workshop took place before the meeting at 5:45.

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 Keith Phillips

Residents in person and on Zoom call: 3

MINUTES:

~ The minutes of 8/26/24 were approved by acclamation.

TREASURERS REPORT:

~ The General Account balance is \$116,697.86 and the Money Market balance is \$65,395.89. Delinquencies total \$7,718. Cris said we need \$10,000 per month to run expenses. The total amount needed to make repairs to Ponds 7, 8, and 14 is \$28,200. We have the funds.

NONCOMPLIANCE/FINES:

Marie had nothing to report. Cris asked if Ameri-Tech can provide a listing of the violations at the next meeting.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural requests:

~ Lot 79 submitted a request to replace the shingles on the roof and paint the house, and it was approved.

~ Lot 92 submitted a request to replace the shingles on the roof, and it was approved.

~ Lot 142 submitted a request to install exterior gutters, and it was approved.

MANAGER'S REPORT/OLD BUSINESS:

~ Brett walked the property on September 12th and 25th. He sent out 16 new violations, escalated two, and closed out two. Linda asked why we did not receive a response regarding the previous violations that were never resolved. Brett said he was starting over, but those violations were not included, and new letters were not sent.

~ Two accounts, Lots 64 and 84, remain with the attorney. There are zero accounts 30 days past due, nine accounts 60 days past due, and one account 90 days past due. Ameri-Tech inadvertently turned some delinquent accounts over to the attorney without ever sending reminder notices. The Aging Report has since been corrected. The Board went over the following procedures for delinquencies, that have been in place and should have been followed:

- 30 days late - reminder notice sent
- 60 days late - second letter sent stating if not paid within 30 days, it will be turned over to the attorney
- 90 days late - automatically turned over to the attorney, **no board approval needed.**

~ Rainmaker submitted a proposal in the amount of \$2,200 to flush cut, remove, and dispose a dead oak tree from Carriage House Lane along the pond bank. Marianne asked Ameri-Tech to obtain two more quotes. She said she would provide the name of other companies to contact.

~ There are two trees at the far north end of the wall along East Lake Road where the roots are lifting the wall and pushing it inward. The Board has done extensive research to have the trees removed and the wall lifted. However, because the walls sit on the easement that is the property of the County, we needed to obtain a habitat permit from Pinellas County to have the trees removed. Pinellas County Public Works Urban Forestry and Landscaping Services assessed the far north end of the wall and concluded the trees do not meet the criteria for removal from Urban Forestry (see attached copy). They did say we could mitigate their decision at a cost of \$7,360. When you factor in the cost of mediation (\$7,360), the cost to remove the trees (\$5,500, and the cost to lift the wall (\$15,000), it would cost over \$27,000 just to remove two trees. We can't financially absorb the cost so we will continue to monitor the wall annually.

~ We had an engineer inspect our ponds and make recommendations for areas that need immediate attention. After an extensive search, we were only able to obtain one bid from CES to make repairs to the three ponds that need repairs the most. The cost per pond is as follows:

- Pond 7 - \$5,850
- Pond 8 - \$20,000 to repair the section that is separating from the culvert
- Pond 14 - \$2,350

The total is \$28,200. We will finalize this at the October meeting.

~ We asked to have the lawyer amend the rental draft to include homes must be owned for a minimum of two years before it can be rented, it can't be rented for a period of less than one year, and there will be an application process in place that will not require approval from the Board.

~ We asked Ameri-Tech to request a refund from LRE Foundation Repair for the deposit we made for the wall demo/rebuild since we could not obtain a permit from the County to remove the trees.

NEW BUSINESS:

~ Clare said we will hold a neighborhood yard sale on Saturday, November 16th.

~ Marianne said we will hold another fall event on Saturday, October 26th.

Comments from the residents:

~ Nothing to report.

Next Meeting, Monday, October 14th at 6:30 p.m. Meeting adjourned at 7:35 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA