

KEYSTONE HOA MINUTES  
Meeting Agenda  
Board Meeting of 3/25/24

Meeting called to order at 6:30 p.m. by Steven Gagliardo

Present: Steven Gagliardo (P), Marianne Donnelly (VP), Edwin Rodriguez (T), Linda Newman (S), Clare Stevens (D), and James Joline (D). Not Present: James Joline (D) and Justin Buis (D).

Ameri-Tech presence: Arnie Holder

Residents in person and on Zoom call: 6

MINUTES:

~ The minutes of 2/26/24 were approved by acclamation.

TREASURERS REPORT:

~ Edwin reported the General Account balance is \$124,078.61 and the Money Market balance is \$65,784.77. Delinquencies total \$5,892.00.

NONCOMPLIANCE/FINES:

The Fining Committee reported two fines were issued on March 12th. One other person was extended until April 30th. There are no accounts with the attorney. There are currently no accounts over 30 days, ten accounts over 60 days, and no accounts over 90 days past due.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural request:

~ Lot 121 submitted a request for a new front door, and it was approved.

MANAGER'S REPORT/OLD BUSINESS:

~ Arnie sent out the financials on March 10th.

~ The Board is researching a change to our documents to limit the number of corporations buying and renting. Arnie is still waiting to hear back from our lawyer. Marianne sent the Board what Woodfield implemented. Steve tabled it for now.

~ A contract was signed with Suncoast Rust. The tank is in place and the wall has been cleaned. There are three areas that still have rust. Suncoast will reinspect them. A homeowner who backs up to the shed and tank asked if we could screen or landscape inside the fenced area. The Board okayed for Marianne to purchase the screening.

~ We have two bids to replace the two north sections of the wall along East Lake. B Creative Contractors submitted a bid last September in the amount of \$14,885 and Jenkins submitted a bid for more than \$30,000. Marianne contacted LRE Foundation Repair Inc. They will do an inspection on April 3rd at 1:00 p.m. and let us know if they are able to repair it. Bob Hugenschmidt, our engineer who was inspected the wall three years ago, did another inspection. He noticed the retention wall on East Lake is leaning outward because there is no drain which

causes the roots to come up from the ground. Since we do not own the sidewalks or the retention wall, the County will need to be contacted. There are 32 oak trees along the wall on East Lake that are beginning to do serious damage to the wall. They will all need to be removed over a period, due to the cost. The far north end needs to be our priority. There is one home on Equine whose trees are pushing the wall outward. Once we start removing trees, we may be able to use angle bolts to attach the wall sections, which would still allow for expansion.

~ Arnie submitted three bids for tree removal: Stevens Tree Removal in the amount of \$5,500, B&T in the amount of \$6,000, and Danny's in the amount of \$4,000. The Board will decide who to use after we hire a contractor to work on the wall.

~ We were going to paint the wall after the rust work was completed but Linda suggested holding off until the north end of the wall is completed. Marianne stated After Suncoast Rust removed the rust, the perimeter wall looks pretty good and may not need painting at this time. There are a few areas where the paint is peeling and hard water staining that may need attending to, after wall demo. Perhaps whomever is painting the new section with the demo/rebuild they could paint those sections. Arnie submitted one bid for wall painting from Munyan in the amount of \$9,625 for the wall plus \$4,912 for the cap. The Board agreed to hold off on painting until the wall demolition/rebuild and tree removal is complete.

~ MarbleLife completed the sign cleaning/restoration. The cost was \$963.00. There are some hard water stains that they were not able to remove, but we are satisfied with their work. The signs were sealed.

~ Arnie walked the property on March 23rd. He did not provide the total violations.

~ Bob Hugenschmidt, our engineer, did another inspection of our ponds. We are waiting for his report before putting his suggestions out to bid.

~ Clare championed the garage sale that took place on March 2nd. She said we didn't have much participation this year, but it didn't cost any money. She has no contact at Woodfield and couldn't coordinate our garage sale with theirs.

~ Linda championed the reviewing of our documents in storage. Marianne Donnelly, John Donnelly, Linda Newman, and Steve Gagliardo went through 19 boxes and were able to reduce them down to four or five that will save us \$700 a year. The project is almost complete.

#### NEW BUSINESS:

~ Edwin provided information regarding HOA Bill Legislation Review. Arnie's team will get more information for us.

~ Marianne said there are two sections along East Lake with no hedges and/or ground cover. We also need some plants in front of the light on Bridle Path Way.

~ Ameri-Tech should guide us with reviewing our working documents.

~ Arnie discussed some of the responses to his violation letters.

~ Brian Hilterbrandt is leading our PCSO Neighborhood Watch Program. He is hoping to have Deputy Skipper, our Pinellas County liaison, attend our meeting in April. He is looking for interested homeowners to chair, co-chair, and be a communication person.

#### Questions/Comments from the residents:

~ None.

Next Meeting, Monday, April 22nd at 6:30 p.m. Meeting adjourned at 7:59 p.m.

Respectfully submitted:  
Linda Newman, Secretary, Keystone Bluffs HOA