

Keystone HOA  
Agenda Overview  
July 29, 2024

The meeting is scheduled for 6:30 p.m. You can attend the meeting in person at East Lake Fire and Rescue Station 57, 3375 Tarpon Lake Blvd., Palm Harbor or via Zoom (see link below:)

Keystone HOA BOD's Meeting

July 29, 2024, 6:30 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/87417591862?pwd=mnjW1xU1TXI9K1aehpiX4vwGSUbwMc.1>

Meeting ID: 874 1759 1862

Passcode: 258402

Open Meeting:

Establish Quorum:

Welcome homeowners: Remind homeowners they may ask questions after each topic discussion but will be limited to maximum of (3) three minutes. Question must be on topic of discussion.

Minutes: Approve minutes from the previous meeting.

Treasurer's Report:

Fining Committee Report:

Architectural Report:

Manager's Report:

Old Business:

- Tree Removal - The County denied the permit due to the trees being on the easement. Arnie is working with the County to see what the next steps are. What is the status update?
- Wall Demo/Rebuild - Work to be completed by LRE Foundation Repair once the trees are removed.
- Pond Erosion - Arnie spoke with Rich at CES, and he was supposed to call Marianne. He left a message for Ed at FLA Ponds.
- Replacing annuals at the entrances with blue my mind perennials. Arnie sent an email to Rainmaker for Board approval on all flower plantings going forward and reducing the NTE on zone 12 to \$500.
- Rentals - Review Lawyer Draft on Rentals

- HOA Legislation to provide homeowners with HOA documents and any changes to documents went into effect July 1st - Arnie emailed a summary of CS/CS/HB 1203 to the Board on June 25th.

New Business:

- Financials - how, when, and transparency of funds.
- Community email blast - Arnie did a test of the e-blast system on June 25<sup>th</sup>. Steve and I both received it. To date, Arnie has 53 emails.
- Contract/Manager Review
- Rainmaker contract

Questions/Comments from the residents:

Close Meeting - Date of next meeting August 26th.