

KEYSTONE HOA MINUTES
Board Meeting of 6/24/24

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) (via Zoom). Not Present: James Joline (D).

Ameri-Tech presence: Arnie Holder

Residents in person and on Zoom call: 4

MINUTES:

~ The minutes of 4/22/24 were approved by acclamation.

TREASURERS REPORT:

~ Edwin reported the General Account balance is \$98,782.65 and the Money Market balance is \$63,662.51. Delinquencies total \$3,922.50.

NONCOMPLIANCE/FINES:

Marie had nothing to report for May. Arnie will send another letter to set up a fining hearing for Lot 90. Hearing notices were scheduled for four properties on April 23rd. None of the homeowners appeared. The Fining Committee issued the following fines:

- Lot 45 was fined \$1,000 for failure to trim trees
- Lot 64 was fined \$1,000 for failure to trim bushes and \$1,000 for failure to clean and paint fascia
- Lot 74 was fined \$1,000 for failure to replace dead grass

Going forward, the Board has asked Arnie to send them a copy of the minutes from the Fining hearings every month.

ARCHITECTURAL COMMITTEE:

Marianne Donnelly submitted the following architectural request:

- ~ Lot 8 submitted a request to install gutters and a backyard play set, and it was approved.
- ~ Lot 14 submitted a request to install a new roof and solar panels, and it was approved.
- ~ Lot 41 submitted a request to install a new shingled roof, and it was approved.
- ~ Lot 48 submitted a request to replace the garage door, and it was approved.
- ~ Lot 85 submitted a request to change the exterior paint colors, and it was approved.
- ~ Lot 121 submitted a request to change the front door paint color, and it was approved.

MANAGER'S REPORT/OLD BUSINESS:

~ Arnie sent out the financials via email on June 5, 2024

- ~ There are four accounts with the attorney. There are no accounts 30 days past due, no accounts 60 days past due, and 1 account 90 days past due.
- ~ The County denied the permit for Stevens Tree Service to remove two trees at the north end of the wall on East Lake because the trees are on an easement. Arnie said Bill, from LRE Foundation Repair Inc., is trying to pull the permit for the tree removal and the and the north wall repair.
- ~ Marianne met with Ed from Florida Lake & Pond on May 15th. They walked ponds 7, 8, and 14. She has not received a proposal. Arnie will contact Ed from Florida Lake & Pond as well as Rich from CES tomorrow.
- ~ Arnie walked the property on June 19th and sent out 15 violation letters.
- ~ There was a discussion at the last meeting about replacing the annual plants with blue my mind, a perennial. Between the April meeting and this meeting, Rainmaker replaced the current annuals with different annuals. Steve asked Arnie to once again contact Rainmaker to get clarification on how often they plant flowers and what is in their contract. He also asked Arnie to inform Rainmaker not to take out any plants until the Board tells them to replace them. Clare said there is nothing in the contract that states plants must be replaced on a quarterly basis.
- ~ Steven tabled reviewing the lawyer's draft pertaining to rentals until the July meeting. Marianne again, asked Arnie to check with Phil to see how other HOA's are handling rentals. Edwin said he would also do some research.
- ~ The new HOA Legislation goes into effect July 1st. To date, Arnie has not provided any materials for the Board to review. HOA Board members with less than 2,500 parcels will be required to take four hours of training via Zoom.

NEW BUSINESS:

- ~ Marianne said Rainmaker submitted a quote for sprinkler repair to zone 12 not to exceed \$900. Linda motioned to allow Rainmaker to spend up to \$500, seconded by Edwin and approved by all.
- ~ Marianne asked Arnie about an Ameritech email blast to communicate to homeowners. She has not heard from anyone from IT in months. Arnie will check with IT again.
- ~ Marianne said a coach light is out at the main entrance. Edwin will check it out. She also said the timers are off due to the time change.
- ~ Arnie provided October 11th during the day for the annual Budget Workshop. Because some Board members work during the day, Arnie will look to reschedule it for another time in the evening

Questions/Comments from the residents:

- ~ Nothing to report.

Next Meeting, Monday, July 29th at 6:30 p.m. Meeting adjourned at 7:49 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA