

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF ANNUAL MEMBERS MEETING

February 10, 2015, 6:00 pm

1. Board president Dan Hibma called the meeting to order.
2. Dan Hibma established that proof of notice of the meeting was given to all the members, and quorum was met.
3. Minutes from 2014 Annual meeting were reviewed. Sandy Plett made a motion to receive the 2014 minutes from the Annual Meeting, Dan Curtis seconded it.
4. 2014 Financials, and the 2015 Budget and the allocations for reserves were reviewed and opened for discussion.
 - Dan Hibma thanked Jack Gardehl for all of his work in helping with replacing the lights outside the clubhouse as well as the pool with LED lights.
 - Dan Curtis brought up that if there was not a well dug for the community our water bill would be way more (around the \$200,000 price per year).

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

1. Dan Hibma stated who the Covenants Committee is and explained the Covenants Committee. The Covenants Committee exits of Dale Bonnema, Stephanie Healy, and Manuel Pagani. Marilyn Luehrs explained the procedure of a violation being given first, if same incident happens again then a fine could be issued and that a notice would be given with the person receiving the fine having the option to appeal with the opportunity to meet with the covenants committee.
2. Dan Hibma mentioned that #'s for parking spaces has been a good improvement.
3. Dan Hibma stated that the 3rd pool heater has been replaced.
4. Dan Hibma stated that there will be quarterly board meetings and any owner/member is allowed to attend. If there are any items that you want board to discuss or review please let Marilyn Luehrs know in the office and she will put it on the agenda.
5. Dan Hibma thanked Dan & Marilyn for all the work they do to keep Heritage Key looking good.
6. Dan & Marilyn Luehrs and Dan Hibma wanted to all thank Jack & Lana Gardehl, and Dan Curtis, and Jennifer Gonzalez for all their help around Heritage Key, as well as there are others that will help from time to time too.

7. Irene DeLeon-Borja asked what was being built behind Grand Oak. Marilyn Luehrs answered by stating it was an apartment complex.

8. Dan Curtis and Dan Luehrs gave information regarding why the fountains are off in the two ponds for a time. There was some pumping going on from the building project behind Grand Oak, that caused our ponds to become very dirty, to which the county was called, and the county told us that if we did not turn fountains off, until this settles (which could be around 3 months), that the fountains would be ruined.

9. Irene DeLeon-Borja asked about mulch behind the units by the patio areas. Marilyn Luehrs explained that the HOA has never mulched in these areas, but that some people have done this on their own. Dan Hibma stated that this would be looked into.

10. Irene DeLeon-Borja asked about the outside of the units being painted. Dan Hibma explained that there is some repair work that is going to take place on the buildings this year and that painting is in the future.

11. Carole Curtis stated that she sees the TV on in the clubhouse all day long and until 9PM, with no one in the clubhouse watching it; wasting electricity. She also stated that she thinks that the channel should be on a local news station or a music channel. Marilyn Luehrs mentioned why it is on a national news station, as local news when it has been on in the pass, is always talking about shootings, robberies and such within the Orlando area.

12. Jack Gardehl asked if a bulletin board could be put up by the mailboxes so that announcements could be posted for the community. Dan Hibma said yes, that is a good idea, he would look into this.

13. Dan Hibma discussed that there is some serious discussions being made about finishing some of the Phase II shells.

14. Dan Curtis made a motion to adjourn the meeting and Carole Curtis seconded it.