Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

November 9, 2015

6:00 pm

Those present at the meeting or by phone conferencing: Dan Hibma, Mark Young, Dan Curtis, Shane Wood, Fritx Exilus, and Marilyn Luehrs,

1. Dan Hibma called the meeting to order.

2. Proof of notice of the meeting was given and a quorum was established.

3. The August 2015 minutes were reviewed Dan Curtis made a motion to receive the minutes and Mark Young seconded it.

4. Dan Hibma asked if anyone had any questions regarding the financials. Dan Curtis made a motion to receive the financial report and Mark Young seconded it.

OLD BUSINESS

1. Change of rules and reg.'s & Dec. pages, HOA attorney will have the suggestions for changes and then they will be voted on by the members at the annual meeting in Feb. 2016.
2. New development by McDonalds has put up a fence between their property and Heritage Key.
3. Clubhouse computers are back out in the clubhouse.

NEW BUSINESS

1. Back of buildings are needing to be power washed. Board requested a letter be posted on the doors to let people know this and that the nearest water source would be used.
2. Caulking of windows and doors would be looked at when the painting would be done on the outside of the buildings.
3. Marilyn asked if some bushes or such could be planted by the fence on Heritage Key side to spruce it up a little. Board thought would be a good idea. Marilyn is to get a bid of what this would cost.
4. Marilyn asked about fencing by Magic Landings, as we regularly have people come to this community from there. Dan Curtis is going to check on this when he comes back down for the winter.
5. Stucco repair is being completed. These areas will then need to be repainted.
6. Copier/printer- new contract for a different copier for the office.
7. Attorney informed Marilyn that 2003 Grand already has a lien on this property.
8. Marilyn is in communication with the attorney regarding 651 Cornerstone
9. The annual meeting is set for February 15th, 2016. Board meeting will be at 6 pm and the annual meeting will be at 6:30pm. There will be 3 open board positions. Marilyn will send out with Dec. statement information for anyone wanting to be on the board.
10. There has been different requests for the community to have a garage sale, board is ok with this. Marilyn will get it set for the spring.
11. Fritz brought up about lights in the community being dim, and it was told that these belong to the county, so nothing we can do about them.

ADJOURMENT

Shane Wood made a motion to adjourn and Mark Young seconded it.