Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

October 28, 2014 5:00 pm

Those present at the meeting or by phone conferencing: Mark Young, Dan Curtis, Shane Wood, Marilyn & Dan Luehrs, Monica Ojeda, and Fritz Exilus.

1. Board Vice President Mark Young called the meeting to order.

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

3. The February 2014 minutes were reviewed Mark Young made a motion to receive the minutes and Dan Curtis seconded it.

4. 2014 budget up to this date was reviewed, Mark Young opened for discussion and asked for a quick review of the Financial Report. Marilyn Luehrs gave a concise review that answered everyone's questions.

NEW BUSINESS

- Dan Luehrs asked about the unfinished units. Mark Young explained that it is being talked about and something's looked into, but that currently the market price for the sale of the units, would not be sufficient for the cost of completing them. The state of the economy in the area and progress on the foreclosures in the community were discussed and it was agreed that the situation is improving.
- Dan Luehrs brought up about bushes in the community. The HOA has replaced about 200 bushes so far that were dying out. There are still a lot more that are dying out due to the life expectance of this type of bush. The board assigned Marilyn Luehrs to make a count of how many bushes are needed to be replaced and what the cost would be, then to present this to the board.
- Dan Luehrs stated that Jack Gardehl who does a lot of volunteering around the community has been working on the back pond to clear out all the overgrowth of weeds, and trees to have this area look better. Dan stated that since Jack is going to all of this work, it will now need to be kept up by mowing each time with the rest of the mowing and that a lot of this has to be done by hand with a push mower due to the steep banks. Therefore there would be an additional charge for the lawn care each month of $150 for this. Mark Young made a motion to approve this charge and Dan Curtis seconded.
- Marilyn Luehrs gave input regarding the #'s being on the parking spaces, that they have had a lot of good comments in the office regarding this. Only one negative comment.

- Covenants Committee was discussed with the purpose of this committee and that Dan Curtis drafted docs for this committee to which they were sent to the HOA attorney for review with suggested wording, and changes inputted according to FL law and the HOA bylaws. Marilyn Luehrs mentioned that the HOA attorney stated that Dan Curtis did a great job at drafting these. Mark Young made a motion to have the attorney make the changes and that then the docs for the committee would be in place and will be sent out to the owners. Shane Wood seconded.
- Marilyn Luehrs presented three people who said that they would be willing to serve as a committee member. The three people are Dale Bonnema, Stephanie Healy, and Manuel Pagani. Mark Young made a motion to appoint these three as the committee members, Dan Curtis seconded.
- Shane Wood stated he would need to go, as he had another commitment, therefore the dates for further meetings would be set via email communication among the board.

ADJOURMENT

- Mark Young made a motion to adjourn the meeting and Dan Curtis seconded.