

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF ANNUAL MEMBERS MEETING

February 15, 2016, 6:30 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, with people in attendance and proxies.
3. Minutes from 2015 Annual meeting were reviewed. Steve Davis made a motion to receive the 2015 minutes from the Annual Meeting, Carole Curtis seconded it.
4. 2015 Financials, and the 2016 Budget and the allocations for reserves were reviewed and opened for discussion.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

1. Dan Hibma explained the process of election of 3 board members. The three positions that are open were Dan Hibma, Roger Lucas, and Mark Young. There were 4 nominees for the three positions, they were Dan Hibma, Tri Thang Nguyen, Roger Lucas, & Mark Young.
 - a. After the ballots were counted:
 - b. Dan Hibma, Roger Lucas and Mark Young were re-elected
2. Dan Hibma explained the changes that would take place with the 4th amendment that was going to be voted on to be approved or not.
 - a. After the ballots were counted the 4th amendment was approved.
3. Dan Hibma explained the change in office hours. That from now on the office will be closed Sunday and Monday.
4. Dan Hibma answered questions regarding phase II and where things are at with this. Dan Hibma stated that there is one building completed and rented, and there are somethings being worked on for the other empty shells as well as the remainder of Phase II.
5. Steve Davis suggested to purchase a street sweeper/vacuum for the HOA to use within the community especially back on Cornerstone, where there are so many leaves. Dan Hibma stated this could be looked into.
6. Dan Hibma explained that the HOA had stucco repair done on each of the buildings along with painting those areas. By doing this it will allow more time before the buildings will all need to be painted.
7. Dan Hibma explained that the board approved for owners who want to put a screen door on their unit, may do so with a form signed, with the understanding that the screen door must be one of the two different types of screen doors that have been approved by the board, and the installation and repair of it will all be the owners responsibility.

8. Dan Curtis wanted to say that maintenance, including lawn care and such, with a lot of hard work that is being done with great care to have the property looking so good.
9. Dan Hibma thanked Dan & Marilyn Luehrs and Jennifer Gonzalez for all the work they do to keep Heritage Key looking good.
10. Dan Hibma also wanted to thank Jack & Lana Gordehl, Dan Curtis, John Reid for all their help around Heritage Key, including planting bushes back by 1963 Grand Oak.
11. Dan Curtis made a motion to adjourn the meeting and Steve Davis seconded it.