

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF ANNUAL MEMBERS MEETING

February 20, 2017 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 2016 Annual meeting were reviewed. Carol Davis made a motion to receive the 2016 minutes from the Annual Meeting, Jack Gardahl seconded it.
4. 2016 Financials, the 2017 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 2 board members. The two positions open were Dan Curtis, and Shane Wood. Nominees for the positions were Dan Curtis, and Shane Wood.
 - a. Ballots were given to members.
 - b. Dan Curtis, and Shane Wood were re-elected.
2. Dan Hibma spoke about problems with the gate-system, and this may be a possible upcoming expense to have it replaced. Jack Gardahl said it may just be an issue with not having enough power to run all of the equipment for the gate, and items inside the guard house. This will be reviewed further.
3. New office assistant, Olivia Missigman was welcomed to the community, as well as CAM holder Jeff Chase; and Dan Hibma made mention of Jennifer Gonzalez managing the community after Marilyn Luehrs has stepped down.
4. Dan Hibma briefed everyone on the events that have taken place with residents from Heritage Park Apartments entering our community and causing trouble. It was explained that security hours have been extended on Monday, since the office is closed, to allow for someone to be overseeing the property each day between office, maintenance, and security. Jennifer has also met with the manager of Heritage Park Apartments to discuss the situations, and both communities are working together to put a stop to the situations.
5. The six new buildings in Phase 2 were mentioned, and it was said they are slated to be open sometime in April, with more to follow sometime after.
6. Carol Curtis asked for an update on a lock system for the pool gate. Dan Hibma instructed that at this time there is no plan to move forward with changing the locks for the pool. Since security has started working more hours on the weekend the problems we were having before have become less. Marilyn Luehrs suggested that if we do change for a key fob in the future, that we

install a system that uses the same card for the gate and pool. Carol Davis suggested the use of a wrist-band system that the residents would buy, and would wear while in the pool.

7. Richard Hatch stated he's noticed non-residents cutting into our property from the Council on Aging area, and the unused government building. Various members agreed. Dan Hibma said we will look into this, but also informed that this unused building will be active soon as a medical center, so this should help to cut down on people using this area to hang out, or park their vehicles to walk on to our property.
8. Richard Hatch asked if there are any plans for a pet area somewhere in the community? Dan Hibma stated there is some land in the back of the community where this might work, and is something to think about.
9. Carol Curtis asked if there is another road access to the community with the new buildings going in, and was told that at this time we just have the one access road to the community.
10. Shane Wood asked if there are plans to add more speed bumps, or a possible roundabout in the community for the new phase, as we add more people to the community. This is something that could be a possibility, and will be looked into.
11. Heriberto Suarez made a statement that the community is very beautiful, and he enjoys living here, but wondered what was going to happen with the concrete slabs with metal rods in the construction area? Dan Hibma informed that this will not remain as is, and will eventually be built on.
12. Jack Gardahl asked about extra garbage pick-up for the growing community. Garbage pick-up will be increased as needed.
13. Marilyn Luehrs asked about landscaping the bushes in the community, more so in the area around the A/C units, as she stated they are not all the same size and some are taller than the decorative fences. Dan Curtis will review and come up with a standard for the bushes, at which time the Board will review again.
14. Various members asked if the HOA has a rule on home owners pressure washing their patios when they get dirty? There is no rule in place at this time, and the home owners are responsible for the cleanliness of their patio floor. This is something that will be reviewed at the next Board meeting.
15. Jack Gardahl mentioned that the man-holes in the community are very dirty and plugged up with mud. The Board will review further.
16. Jack and Lana Gardahl expressed concern about residents parking vehicles in guest parking to leave their numbered parking space open, and not moving these vehicles for long periods of time. As well as stated that 610 Cornerstone Dr. should no longer have two assigned parking spaces since this is no longer a townhome belonging to management. Parking will be reviewed further, and it was explained that when work begins to stripe phase 2, one of the parking spaces for 610 Cornerstone will be removed.
17. Jack Gardahl, as well as Carol Davis expressed concern regarding the Cornerstone pond not being taken care of by the County. It was stated that there is a lot of algae and it looks very bad. Dan Luehrs, maintenance, will look into this further.
18. Richard Hatch brought to attention that the main pond is running 24hrs, and wanted to know why? Jennifer Gonzalez stated that this fountain is on a timer and should shut down in the evening. A few members stated they have seen it remain on, and they were assured that maintenance will look into the matter and correct it.
19. Jack Gardahl stated there are a few broken screens in the back of Grand Oak Dr. Jennifer Gonzalez stated that she was already aware of this and has a list made of the unit addresses to

have letters sent out to the homeowners. The HOA repairs the screens so they are all uniform, however the home owner pays the cost for the repair.

20. Dan Hibma announced that the HOA has a new Covenants Committee member, and Sandi Plett has accepted the position. Sandi was welcomed.
21. Dan Hibma also wanted to thank Jack Gardahl, Dan Curtis, and John Reid for all their help around Heritage Key. Members of the meeting agreed, and they were applauded for their work.

Dan Curtis made a motion to adjourn the meeting, and Steve Davis seconded it.