

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF ANNUAL MEMBERS MEETING

February 28, 2022, 6:00 pm

1. Board President Mark Young called the meeting to order.
2. Mark Young established that proof of notice of the meeting was given to all the members, and quorum was met, with homeowners in attendance.
3. Minutes from 2021 Annual meeting were reviewed. Dan Curtis made a motion to receive the 2021 minutes from the Annual Meeting, Shane Wood seconded it.
4. January 2022 Financials, the 2022 Budget, and the allocations for reserves were reviewed and opened for discussion. President Mark Young discussed the increases to the budget.

UNFINISHED BUSINESS

No unfinished business items

NEW BUSINESS

1.
 - Mark Young requested Jennifer Gonzalez explain the voting process, and ballots were received. The three positions open were Mark Young, Dan Hibma, Ben Diehl; nominees were the same with no other candidates running. As there were no opposing candidates, members were reelected by unanimous vote.
 - With the election, Dan Hibma explained that he and former Board member Roger Lucas were together from the beginning of the creation of Heritage Key Villas, and how Rogers passing brought on changes to the Board, with the Board recommending Ben Diehl to fill the open position until elections. Former President Dan Hibma recommended current Board member Mark Young to step in as acting President.
 - A. Ballots were given to members
 - B. Mark Young, Dan Hibma, and Ben Diehl were elected.
 2. Mr. Savic asked about getting new road access to the community. Mr. Hibma answered that it is with the county needing approval. Mrs. Plett requested to know if we are just waiting for city approval, and Mr. Hibma answered all plans are drawn and approved, permit has not been granted yet.
 3. Mr. Gardehl asked if the roads will be repaved and asked if numbers can be repainted on the streets. Mr. Hibma and President Mark Young stated this can be discussed.
 4. Mrs. Gardehl made a statement about a resident running a possible car wash as she sees them washing vehicles after dark. Jennifer Gonzalez, community manager responded that she had never been made aware of this before and requested for the resident to notify the office of these things so they can be addressed, as well as they can report to security after-hours for office to be notified. President Mark Young also stated that some people do wash cars after dark, but it will be checked out.
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5. Mr. and Mrs. Gardehl asked what the dues will be for the new units and why they are less. President Mark Young and Mr. Hibma both explained that the apartments pay most of their own expenses outside of the HOA, however HOA members are still welcome to partake in new amenities that the new phase will bring, such as new pool, hot tub, splash pad, gym, clubhouse, etc.
6. Mr. Savic requested to know why the landscaping company was changed. Dan Luehrs, maintenance manager explained we are getting better service and care with the new company which was lacking with the previous.

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