

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF ANNUAL MEMBERS' MEETING

February 24, 2025, 6:00 pm

1. Board President Mark Young called the meeting to order.
2. Mark Young established that proof of meeting was given to all the members, and a quorum was met. Attendance was taken and is on file.
3. Minutes from 2024 Annual meeting were reviewed. Obren made a motion to receive the 2024 minutes from the Annual Meeting, Shane Wood seconded it.
4. 2025 Budget and the allocations for reserves were reviewed and opened for discussion. Dan Hibma, Treasurer, reviewed with members.
 - The monthly dues will increase by \$15.00, the board voted and passed. Dan Hibma discussed how the Board lowered rates a few years ago rather than raising as other HOAs have done
 - HKMY covers many expenses for the community
 - Property insurance renews in June, we may have another special meeting at that time to discuss any changes.

UNFINISHED BUSINESS

NEW BUSINESS

1. Election proceedings:
 - A. Ballots were given out to members and collected
 - B. Dan Curtis and Shane Wood were reelected
2. The pool deck is being sanded at present time and will be repainted.
3. Mark introduced Jose Berrocales as the new head of maintenance; Dan Curtis gave compliments to Jose for the improvements, and stated Aiden, and Jonathan work hard for the community.
4. Obren asked if there was an update to the back entry, Sandy Plett stated she thought we already had access; Mark explained the county has the plans for this, however there will be no building in 2025.
5. Members expressed concern regarding the security guard covering the weekends, stating he is not enforcing the rules. Jennifer expressed to the members that it's important to provide this feedback to the office so we can contact the company and have items corrected. Members are encouraged not to wait for the annual meeting to bring these items up. If they are not reported, we may not be aware as security is here after business hours. Jennifer will discuss the concerns with the security management team for corrections. Members indicated the current weekday guard is not an issue.
6. A new trash compactor will be placed in the back of the community with an open top for larger items.
7. Dan Hibma gave thanks to Dan and Carole Curtis for their help within the community over the years.

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

