

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF ANNUAL MEMBERS MEETING

February 19, 2024, 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 2023 Annual meeting were reviewed. Obren Savic made a motion to receive the 2023 minutes from the Annual Meeting, Dan Curtis seconded it.
4. 2024 Budget and the allocations for reserves were reviewed and opened for discussion. Dan Hibma, Treasurer, discussed.
 - o Members were notified of a potential special meeting to be called in June to discuss insurance rates and monthly HOA dues.

UNFINISHED BUSINESS

1. President Mark Young discussed the update on speedbumps around the community; Speedbumps are slated to be installed later this year along with the road repair.
 - o Sandy Plett commented and asked if we could have some large and some small. It was explained the speed bumps are to slow vehicles, and size would need to reflect that.
 - o Solange Arce requested to have speed bumps in-between speed bumps and stated this is due to people speeding from one bump to the next. Speed bumps would be placed appropriately.

NEW BUSINESS

1. Election proceedings:
 - A. Ballots were given out to and collected from members
 - B. Mark Young and Dan Hibma were elected
2. Mark Young introduced Al Remick, who has been voted to fill the open Board member position for the remaining term. Al's position will be up for re-election in 2025.
3. Mulching for 2024 has been completed and members were reminded the next mulch schedule will be in 2026, for year on, year off mulching.
4. Mark Young advised members the pool deck has minimal paint peeling and is cosmetic at this time. Plans are to reassess later in the year, and when ready, sand off the current paint and redo it with a stain.
5. Discoloration of the Phase 1 pool was discussed; the pool has passed all state requirements and has no issues with water safety. The discoloration is from copper fittings within the heaters. There is only one remaining with copper that will be replaced at the end of the year. Maintenance is scheduled to do an acid wash cleaning which will remove the discoloration.

6. Mark Young, and Dan Hibma discussed the upcoming repairs to the community roads. Damaged areas will be cut out and refilled in stages. The financial responsibility of this will be covered by Mark Young and Dan Hibma. Following, new speedbumps will be installed.
7. New staff members from maintenance and the main office were introduced and welcomed by the members. Jonathan Rojas was recognized for his promotion to Maintenance Supervisor.
8. The new access road was asked about by both Obren Savic and Sandy Plett, Mark Young and Dan Hibma explained this is still with the county for approval.
9. Solange Arce spoke about members following others through the entry gate. Mark Young and Jennifer Gonzalez noted that residents have a right to the gate and others would not be aware of the community status of those entering, however if there were ever a concern about someone entering, security can be notified, or the office. Secondary to this concern, Steve Iles requested the HOA install a gate bar at the code box as a precursor to scanning in at the entry gate to deter others from following in. Mark Young reminded that this would create the same concern being discussed due to sensors on the bar and gate.
10. Dan Hibma recognized Jack and Lana Gardehl who have been community members for several years and have recently sold their property. Jack volunteered his time to help pick up trash around the community. His volunteer work is appreciated, and we wish them both the best in their new neighborhood.

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