

# Heritage Key Villas Association, Inc.

Kissimmee, FL

## MINUTES OF BOARD OF DIRECTORS MEETING

August 14, 2017

5:00pm

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Those present at the meeting or by phone conferencing: Dan Hibma, Mark Young, Shane Wood, Dan Curtis, Jennifer Gonzalez

1. Dan Hibma called the meeting to order.
2. Proof of notice of the meeting was given and a quorum was established.
3. The May 2017 minutes were reviewed, Dan Curtis, made a motion to receive the minutes, and Mark Young, seconded it.
4. Dan Hibma, asked if anyone had any questions regarding the up-to date financials up to the point of the meeting; no one had any questions.

### OLD BUSINESS

1. New security camera system has been installed and is in use. It is working great, and allows for better coverage of the entire community.
2. Concrete work for the units experiencing problems with their front patio areas separating from the foundation is set to begin within the next week. Residents will be notified via letter of the scheduled work.
3. The pay increase for N.A.S.A has started, and they are working to get long-term, full time guards in place for the community, rather than guards only staying for a period of time.

### NEW BUSINESS

1. Maintenance has submitted a bid for fencing work in the community. Fences will be placed around the recycle dumpster, HOA heavy equipment, and Phase 2 well. The Board decided the bid was a fair price. Dan Curtis made motion to approve, and Shane Wood seconded it. Motion was passed.
2. HOA insurance policy renewal was discussed, and there was discussion of reviewing the bylaws to make possible changes to verbiage regarding insurance claims for items such as fires, etc. There will be a \$5,000 deductible for a claim, which will save around \$10,000 per year. Dan Curtis suggested the HOA set aside a fund of \$5,000 in the case of a claim. Dan Hibma will review the bylaws and look into any wording that needs to be updated. Shane Wood suggested having something written that stated there will be joint ownership in the case of a claim. Mark Young made a motion to approve, and Dan Curtis seconded it. Motion was passed.
3. Shane Wood shared concerns of speeding in the community, and suggested the possibility of adding more speed bumps in areas of the community, such as the roundabout, to help decrease some speeding issues happening in areas. This will be looked into further.
4. Jennifer Gonzalez brought up a problem the community has been having with an increase in alligator activity, and made the suggestion to place warning signs around the community ponds,

to bring awareness that this is something residents need to look out for in Florida; as well as to protect the HOA from possible incident. The Board agreed this was a good idea, and signs will be put up as soon as possible.

#### **ADJOURMENT**

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