

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

August 13, 2018

5:00pm

Those present at the meeting or by phone conferencing: Dan Hibma, Mark Young, 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 2018 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. Dan Curtis discussed adding "no parking" to a few spaces by the mailboxes in order to stop vehicles from blocking these areas for long-term parking.
2. Landscaping around 2072 HKB was discussed regarding the home owners' concerns. New landscaping for the area is in progress.
3. Owners of 2031 Piedmont have reported banging noises coming from roof of their home. At the time of meeting problem was thought to have been solved, however after meeting the owners reached out to us to notify it was back again. Solution still in progress.
4. Phase one painting will begin later in August 2018.
5. The Board followed up on the homeowner not currently paying HOA dues. Past due amount was submitted, and owner has set up account to be able to pay online. The unit is still somewhat behind due to bounced payments, but not more than 3 months. Jennifer will monitor the situation.

NEW BUSINESS

1. First order of new business has been put on hold until next Board meeting, as Shane Wood was not available to discuss his requested addition to meeting regarding the HOA rules and regulations.
2. The Board acknowledged Olivia Missigman's work for Heritage Key Villas, and her resignation to be a stay-at-home-mom. The Board welcomed Amanda Cronenwett to the Heritage Key team.
3. Complaint of rain water rushing under the unit doors with heavy rain was spoken about, and Dan Curtis suggested maintenance look into a different type of door sweeper, or see if there is a heavier duty sweep that would help prevent this from occurring. Issue will be watched.
4. The Board was made aware of the new HOA office hours, now Monday through Friday, and all agreed this was a good decision.

ADJOURMENT

Mark Young made a motion to adjourn, and Dan Curtis seconded it.