

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

August 5, 2019

5:00pm

Those present at the meeting or by phone conferencing: Dan Hibma, Shane Wood, Mark Young, Dan Curtis, Jeff Chase, 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 2019 minutes were reviewed, Mark Young made a motion to receive the minutes, and Dan Curtis, 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

- HOA approval for new owners in the community: The Board has discussed the matter further and has decided it would be a good idea to perform background checks on new owners to verify the sexual offender list/background. This will be discussed further at the Annual members meeting.
- Homeless around the entryway of the community. No trespassing signs have been posted, and law enforcement has begun issuing trespasses to the homeless who are attempting to set up camp in the woods.
- Piedmont roof noise – Roger Lucas and associate have been to the home and believe the issue is within the roof. As available, the metal/gutters on the roof will be removed and reinstalled in an attempt to rectify the situation.

NEW BUSINESS

- The HOA office has acquired a new golf-cart as the maintenance cart was no longer in working condition. The cost has been split 50/50 between the HOA and the rental office for usage.
- Deliberation has been concluded regarding the solution for the home behind on HOA dues. The Board will move forward with the lien process, as past attempts to bring the home up to date on payment has failed.
- The snack machines outside of the clubhouse will be removed, as the maintenance and upkeep has not been properly maintained by the snack machine owner. The owner of the machines has been notified and has been given 10 days to relocate the machines.
- Dan Hibma acknowledged that August marks Jennifer's 3rd year in management position for the HOA and Heritage Key, and 8th year with the company.

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