

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

May 15, 2024

5:00pm

Those present at the meeting: Mark Young, Dan Hibma, Dan Curtis, Shane Wood, Al Remick Jennifer Gonzalez

1. Mark Young called the meeting to order.
2. Proof of notice of the meeting was given and a quorum was established.
3. Minutes were reviewed, Dan Curtis made a motion to receive the minutes, and Shane Wood seconded it.
4. Mark Young asked if anyone had any questions regarding financials – no questions. Dan Hibma noted there is an insurance increase coming, and a second meeting will be held to discuss.

UNFINISHED BUSINESS

- Dan Curtis requested paint touchups around the phase one pool and spa. Maintenance supervisor, Jonathan, has this for review before the end of the year.

NEW BUSINESS

- The board discussed smoking and drinking at the amenities. President, Mark Young asked if there is a need to make the area no smoking and alcohol free. Motion was made for a vote; all were in favor. Signage will be added to the areas.
- The board discussed an issue with guests coming on property to fish in the ponds without residents. The community manager, Jennifer, asked how the Board would like to see the issue handled, they requested for after-hours security to become more diligent in reviewing these areas during patrols.
- Discussion was had regarding tree trimming on site; maintenance will be working on trimming back areas where branches are getting close to buildings.
- Discussion was had regarding beautification efforts for the community. Maintenance will be working on pressure washing common areas.

ADJOURNMENT Dan Curtis made a motion to adjourn, and Dan Hibma seconded it, meeting was adjourned.