

# Heritage Key Villas Association, Inc.

Kissimmee, FL

## MINUTES OF BOARD OF DIRECTORS MEETING

February 19, 2024

5:00pm

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

1. Mark Young called the meeting to order.
2. Proof of notice of the meeting was given and a quorum was established.
3. The September 2023 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 the financials – no questions. Dan Hibma noted to the Board that he is looking for them to hold a special members meeting in June to discuss insurance rates and HOA dues.

### UNFINISHED BUSINESS

- Unfinished business was reviewed via the last meeting minutes.

### NEW BUSINESS

- Mulching has been completed for 2024, next community mulching will be completed in 2026.
- The second to last pool heater has been replaced at the Phase 1 pool, leaving one final to be replaced at the end of this year.
- Maintenance will begin working to remove the staining from the Phase 1 pool. Staining has taken place from the copper fittings within the pool heaters. New heaters are fitted with brass. Maintenance will do an acid wash cleaning with pads.
- The hedge behind Founders Drive has been cut back to remove invasive weeds. The board was notified Lewis Landscaping will be adding extra fertilizer to the area to help with the grow back and said it will bulk back up in time.
- Mark Young notified that he checked the pool deck in response to a member's concern on paint peeling. – The area is a slight cosmetic issue and maintenance will reassess later in the year. Plans are to eventually sand the paint off and treat the wood with a stain rather than paint.
- Road repair was discussed amongst the Board members. Repairs will be conducted this year, along with new speedbumps, and talks of restriping.

- Dan Curtis voiced concern about trucks parking over the sidewalks. Jennifer stated the security guards have parking violation tags for cars, and will instruct the guards to add this to their list of violations they look for.
- New speed limit signs will be placed around the community, 10mph.
- Dan Curtis requested maintenance to retouch the paint around the spa. Jonathan Rojas stated he will look at the area.

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