

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

September 11, 2024

5:00pm

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

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 Hibma made a motion to receive the minutes, and Al Remick seconded it.
4. Mark Young asked if anyone had any questions regarding financials – no questions. Dan Hibma commented on economy status and financials are currently maintaining but may need to review for next year.

UNFINISHED BUSINESS

- Dan Curtis requested paint touchups around the phase one pool and spa. Maintenance supervisor, Jonathan, has this for review to complete during the fall/winter.

NEW BUSINESS

- Community manager, Jennifer discussed the status of two owner accounts who have become behind on payment of their monthly HOA dues. The accounts are currently with the HOA attorney for review, and process of intent to lien. Mark Young asked the process on this, and Jennifer explained to the Board the steps being taken.
- Jennifer gave information to the Board that was received by the landscapes concerning a few trees that may need to be removed due to illness. Jennifer is reviewing with the landscapes if they need to be removed or if they can be rejuvenated.
- Jennifer discussed changes to HOA law and statutes that are being reviewed. 1) regarding commercial vehicle parking, and 2) regarding continuing education for Board members. Jennifer is watching the issue and will review with the Board later.
- Motion made to repurpose the existing game room to a business center for the community. Shane Wood made motion to pass, Dan Curtis seconded, all members in agreement.

- President Mark Young discussed the insurance updates, and Dan Hibma introduced insurance agent Tim Koster, who took over discussion and explained the changes and updates to Florida insurance offerings and rates. Mark Young and Dan Hibma discussed the outline for the proposed special assessment of \$35.00 per month for 36 months, which will be put in a special reserve account for insurance costs/deductible in the event of a named storm.
- Vote was held for special assessment; Dan Hibma made motion, Mark Young, Shane Wood, Dan Curtis, Al Remick voted in favor of passing the special assessment. Special assessment was passed, beginning October 1, 2024.

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