

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

December 30, 2019

5:00pm

Those present at the meeting or by phone conferencing: Dan Hibma, 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 August 2019 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

- Roof noise on Piedmont – update: The roof designer has been out to the property on two separate occasions. The red iron was tightened, as well as the screws on the panels. The noise stopped briefly and then began again. Mark Young has an associate that he may be able to contact for further help.
- Unit with unpaid HOA dues – The Board discussed the action thus far and has decided to continue to move forward. The files have been given to the HOA attorney and she has been instructed to file.

NEW BUSINESS

- Before the meeting began, Dan Curtis wanted to make a special acknowledgement to Dan Luehrs for his overseeing the landscaping in the community, and stated that everything looks wonderful.
- Motion to make the fitness area child-free was passed. Children 13 and under are not permitted in the fitness room effective immediately. 14 and up will be permitted with a waiver turned into the office. This was put in place due to concerns for safety, as children have been seen playing on the equipment while adults are working out. Notice will be posted on the fitness room door, as well as in the community bulletin board.
- Dan Curtis brought up an issue with small children using the hot tub, and being unattended by adults. The sign states under 12 years of age not permitted. A larger sign will be ordered for this area, and stricter enforcement of the policy will be discussed with security, as this is a safety matter.
- A possible location for vehicle repairs was discussed, as there have been incidents of residents maintaining vehicles on property after office hours. Motion for this area was not passed at this time, but will monitor the situation for the future.
- New speed bumps have been ordered for the Phase two area of the community. Dan Curtis has volunteered to help install.

- The Board discussed new loungers for the pool area to replace the current as they are becoming worn. Dan Curtis noted that replacement of the current covers when they wear out is very difficult for maintenance, and requested the HOA look into getting something that is higher off of the ground than what we currently have. Replacement will be gradual.
- Dan Curtis spoke about a resident issue that was brought to his attention regarding squirrels living in the outside dryer vent as it is missing the cover. The owner has been reached out to previously. The HOA will conduct the repair and the owner will be invoiced in guideline with the HOA documents; Article V. Maintenance and Repair, Section ix,

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