

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

December 4, 2020

4:00pm

Those present at the meeting via Zoom: Dan Hibma, Mark Young, Jennifer Gonzalez, Shane Wood, Dan Curtis, Jeff Chase

1. Dan Hibma called the meeting to order.
2. Proof of notice of the meeting was given and a quorum was established.
3. The September 2020 minutes were reviewed, Mark Young made a motion to receive the minutes, and Shane Wood, 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

- Neighboring community has tire spikes at their exit gate to prevent entry though the exit. The Board has decided this is not a good fit for our community and will not be moving forward with the idea.
- The Board discussed the completion of the deck and the money that the HOA was saved by this work being done in house by our maintenance. Dan Curtis made special thanks to Dan Luehrs. Maintenance will be acknowledged for the hard work with a gift from the HOA.
- Update on security guards was given. Jennifer explained that after a meeting with the security company owner about the issues, the constant change of guards has stopped and we have the same guards on shift now for our priority. They have also been doing a much better job with patrolling and verifying residents.

NEW BUSINESS

- Service animals in the community was once again on the agenda for a follow-up from the previous meeting. The Board has decided it will not change the current pet restrictions in the HOA documents, and will follow up on the most current federal housing rules pertaining to ESA's and the use of false service animals.
- Request to add a few additional furniture items to the new pool deck was put on the agenda for discussion. Mark Young made a motion to approve; Dan Curtis seconded, and the Board passed unanimously.
- Discussion was had concerning residents from Heritage Park Apartments breaking the fence to enter the community and use our amenities, as well as residents' guests using the amenities without the resident's knowledge. The question was brought up regarding if we can hold the apartments liable for trespassing as they are not keeping up with their residents or responding to our requests for help. Fining residents whose names are given by guests using amenities was

also discussed. Mark requested for Jennifer to set up a potential meeting with our security guards and the local police department to see what we can do to solve the issue, or what help the police may offer to us.

- Jennifer requested to have the YIELD sign on Heritage Key Blvd replaced with a STOP sign due to issues with residents not slowing down upon approaching the round-about. Shane Wood stated that he has seen this as an issue himself and thinks it would be helpful. A motion was made for the replacement and was passed by all.
- The 2021 Annual Members meeting was discussed in regards to how it should be conducted with the current state of the Covid-19 pandemic. Appropriate social distancing cannot be provided within the current location of the meetings, and the decision was made to hold it via Zoom.
- The previous Board approved front door screen model is no longer available. The Board has decided to forgo a specific model. The new guideline will be: White aluminum, hinged/latched, full screen/glass.

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