Heritage Key Villas Association, Inc.
Kissimmee, FL
MINUTES OF BOARD OF DIRECTORS MEETING
February 24, 2025
5:00pm

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

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 reviewed the 2025 budget with the board members, budget was approved, board discussed increasing the monthly dues by $15.00; Dan Hibma made motion to approve, Dan Curtis seconded, all approved.

UNFINISHED BUSINESS
- Jennifer is arranging for the board certification courses, due to be completed by June 2025.

NEW BUSINESS

- Trespassing of Heritage Park Apartment residents was reviewed; discussion of bushes or other shrubbery being planted to deter this was discussed. Dan Hibma requested for Jennifer to find contact info for the ownership of Heritage Park Apartments and make contact.
- The board discussed community maintenance items taking place currently:
    - Tree trimming in in progress
    - Large areas of mulch are being filled in with new sod to save money on mulch replacement
    - Townhome door painting will begin March/April as well as pressure washing around the building and screen repairs as needed
    - Soffit has been replaced at the mailbox kiosk
    - Dead bushes around the entry have been removed, flower beds are being installed around the entrance trees, as well as accent lighting
- Mark requested Jennifer to create a budget for new clubhouse furniture.
- Board discussed moving the Annual meeting date to July going forward to coincide with the insurance renewals. The Annual meeting will remain in February for the time being.

ADJOURMENT Shane Wood made a motion to adjourn, and Dan Curtis seconded it, the meeting was adjourned.