

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF ANNUAL MEMBERS MEETING

February 20, 2018 6:30 pm

1. Board President Dan Hibma called the meeting to order.
2. Dan Hibma established that proof of notice of the meeting was given to all the members, and quorum was met, with resident home owners in attendance, and proxies.
3. Minutes from 2017 Annual meeting were reviewed. Carol Curtis made a motion to receive the 2017 minutes from the Annual Meeting, Steven Davis seconded it.
4. 2017 Financials, the 2018 Budget, and the allocations for reserves were reviewed and opened for discussion.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

1. Dan Hibma explained the process of election of 3 board members. The three positions open were Dan Hibma, Mark Young, and Roger Lucas, and nominees were the same.
 - A. Ballots were given to members
 - B. Dan Hibma, Mark Young, and Roger Lucas were re-elected.
2. Dan Hibma went over a list of improvements made to the community throughout 2017, which included painting of the office/clubhouse/mailbox area, new carpeting/tile in the clubhouse and office, furniture cushion replacement inside and outside of the clubhouse area, upgraded security camera system for the community, and patio lifting for several units.
3. The HOA is in the process of adding new landscaping throughout the community to replace plants that have died out due to frost and age. This process is set to begin late February, and will focus initially in the front of the community, and will continue building by building as needed.
4. Carol Curtis asked if all owners were paying their monthly HOA dues. Dan Hibma explained that they are, with the exception of one household in which the HOA is following legal procedure for collecting.
5. Carol Davis brought up the bushes around the A/C units throughout the community still being un-even, and some growing over the A/C fence which she says looks ununiformed. Jennifer Gonzalez will speak with the landscapers when they begin work on the plants to see what they suggest.
6. Carol Curtis mentioned the additional speed bumps that have been installed in the community, and stated that people are still speeding. She suggested putting up speed signs with cameras that will show residents their speed as they drive by. Dan Hibma suggested office staff speak with nightly security to instruct them to watch for this, and speak with these people. Children riding bike in and out of traffic in the community was also brought up in speaking about

speeding traffic. Office staff is already aware of this activity, and has been in communication with the parents of the children regarding their outdoor behavior.

7. The need for community information to be both in English and Spanish was discussed, and it was decided that the office will submit bilingual newsletters, and memos posted in the community bulletin board.
8. Dan Hibma wanted to thank Jack, Dan Curtis, and Mike Mannion for all the work they do in the community.

Carol Curtis made a motion to adjourn the meeting, and Carol Davis seconded it.