

# Heritage Key Villas Association, Inc.

Kissimmee, FL

## MINUTES OF ANNUAL MEMBERS MEETING

February 25, 2019 6:00 pm

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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 2018 Annual meeting were reviewed. Jack Gardehl made a motion to receive the 2018 minutes from the Annual Meeting, Shane Wood seconded it.
4. December 2018 Financials, the 2019 Budget, and the allocations for reserves were reviewed and opened for discussion.

### OLD BUSINESS

1. Dan Hibma updated the members on the status of the landscaping project from 2018. It is moving forward and will be finished in 2019. This new landscaping also took care of the previous issue brought up by members in the 2018 meeting regarding bushes around AC units not being the same length.
2. Speeding in the community was revisited, and members were advised that the office is on top of it, as well as security, and to report items as necessary to be addressed by the office staff.
3. Jennifer Gonzalez gave a follow-up on the English/Spanish newsletters and memos for the community, and explained it is being used as needed, translated via a computer program in Microsoft Word.

### NEW BUSINESS

1. Dan Hibma explained the process of election of 2 board members. The two positions open were Dan Curtis, and Shane Wood; and nominees were the same.
  - A. Ballots were given to members
  - B. Dan Curtis and Shane Wood were re-elected.
2. President, Dan Hibma addressed the members in attendance and explained the process of the new apartments being built in Phase-two and how this will tie in with the HOA. New units are projected to be online sometime in June/July. With the addition of the new units, currently the monthly HOA dues will remain the same, however a reduction is possible later this summer. Amounts and final decisions are yet to be announced.
3. Carol Davis asked why the recycle container has been removed from the community. Dan Hibma and Jennifer Gonzalez explained that it was an issue with residents not using it properly by throwing their regular trash away rather than recycle items. Because of this the company has pulled the bin as they were no longer able to recycle the items due to contamination. Before this action was taken, reminders of what items were to be placed in the bin were posted, and final warnings were issued. The problem was not corrected, and the bin was removed.

4. Jasmine Castro asked about the bulk items container that has been put in place of the recycle container, and asked if this is an additional cost. Dan Luehrs, from maintenance explained that this is not an additional cost, and has been working well since being established. Dan Hibma reminded the members that other communities do charge for this service, however we do not.
5. Jack Gardehl asked if a work station could be built in the back of the community to cover the maintenance HOA equipment, and stated that this would protect it from vandalism which has happened in the past. The suggestion was noted by Dan Hibma.
6. Jasmine Castro requested more chairs around the pool, stating there is not enough seating and that she has to place her items on the ground which then get wet by kids walking around. Dan Luehrs said there are some additional chairs in storage which will be put out at the pool, and Dan Hibma requested that Jennifer Gonzalez and Dan Luehrs look at getting three additional tables and umbrellas, as Steve Davis also requested more shade.
7. Jasmine Castro asked how the addition of more tenants in the community will impact the current residents, and shared a concern about parking. Dan Hibma advised that there is enough parking for all units as the number of buildings were previously planned for.
8. Jack Gardehl asked about the status of the land the county now owns in the community. Dan Hibma updated that the contract for the lot has gone in, and the county will be extending the bush line around the area.
9. Jasmine Castro asked what improvements would be made to the community for 2019. Dan Hibma advised that we made a lot of improvements in 2018; painting, landscaping, etc., and Jennifer Gonzalez stated that we do have plans to look at adding a grilling area by the playground, as well as adding a few upgrades to the playground area, however a time-table has not yet been laid out.
10. Members asked about the assigned parking spaces and if they will be implemented in the new buildings. Dan Hibma said they will, and we will possibly look into the current numbers which the members reported to be fading.
11. Steve Davis asked if anything could be done about the amount of leaves falling from the trees and if the landscapers can pick these up. It was explained that it comes with the time of year, and the landscapers do blow these items away when they come out, however more leaves fall into their place.
12. Shane Wood stated that previously his wife was approached by a community member and was asked if the HOA has plans for a dog park. Dan Hibma said this would be a Board item and would be noted and discussed at the next Board meeting in May. Dan Hibma did request that Jennifer Gonzalez look at adding dog pick-up stations to the community.
13. Obren Savic asked if there are plans for a phase three in the community, Dan Hibma said there is not at this time, as the county has not approved a back road to the community.
14. Jasmine Castro asked if the Theatre room is used because she would like the gym extended and suggested knocking down the center wall. Dan Hibma and Dan Luehrs both stated this is not possible as the walls are concrete. Jasmine also stated she feels the gym is outdated. Jennifer Gonzalez stated that the Board just approved a new treadmill which will replace one of the older ones, and reminded that we added a new treadmill a year or two ago. It was advised that the Theatre room is used and so the suggestion would not be possible, however the Board will discuss the fitness room further for improvements.
15. Obren Savic asked if there are plans to add additional swimming pools to the community, Dan Hibma said yes.

16. Jasmine Castro asked what the policy is for people parking in others assigned spaces. Dan Hibma requested for Jennifer to explain the policy, which is for the resident to contact the tow company to have the vehicle removed. The phone number is posted in the community, and can also be provided by the office. She also asked if security can call the tow company and was advised that the resident will need to make the call.

Jack Gardhel made a motion to adjourn the meeting, and Steve Davis seconded it.