

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF ANNUAL MEMBERS MEETING

February 15, 2021 6:00 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.
3. Minutes from 2020 Annual meeting were reviewed. Steven Davis made a motion to receive the 2020 minutes from the Annual Meeting, Obren Savic seconded it.
4. December 2020 Financials, the 2021 Budget, and the allocations for reserves were reviewed and opened for discussion. Dan Hibma stated he felt confident about the budget, but was unsure of what the property insurance would be. No further questions regarding the budget were asked.

OLD BUSINESS

Old business items were gone over from the 2020 meeting minutes, as all items are listed there in detail.

NEW BUSINESS

1. Dan Hibma explained the process of election of 2 board members. The two positions open were Dan Curtis, and Shane Wood; nominees were the same with no other candidates running. As there were no opposing candidates, members were reelected by unanimous vote.
 - A. Ballots were given to members
 - B. Dan Curtis, Shane Wood were re-elected.
2. President Dan Hibma discussed the reduction of the HOA dues for the 2021 budget year. Last year being \$254.00 monthly, and this year being \$234.00 monthly as of February 1, 2021.
3. Explanation of the deck work performed was given to owners, as well as additional deck furniture items that will be delivered in March.
4. It was noted that the YEILD sign on Heritage Key Blvd that leads into the roundabout has been replaced by a STOP sign, to help with traffic issues in this area.
5. Tree trimming was discussed. 2003 Grand Oak residents asked why their trees were not removed in front of their home, and Jennifer Gonzalez explained the trees were being trimmed and not removed.
6. Carol Davis asked if Phase two was going to be all rentals? She was told yes, and they will have garages as well. The area will have its own pool, as well as fitness room; and maintenance area will be in Phase 2.
7. Obren Savic asked if this next phase will be its own HOA or part of HKA, Dan Hibma stated that it hasn't been decided yet.
8. Owners asked about a back entry to the community, and Dan Hibma explained they have looked into it, and it will take rezoning.
9. Mark Young made special mention to say Jennifer and crew are doing a great job. Dan Curtis added that everything is in good shape.

Obren Savic made a motion to adjourn the meeting, and Mark Young seconded it.