

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

February 28, 2022

5:00pm

Those present at the meeting: Dan Hibma, Mark Young, Dan Curtis, Shane Wood, Jennifer Gonzalez, Ben Diehl, Dan Luehrs

1. Mark Young called the meeting to order.
2. Proof of notice of the meeting was given and a quorum was established.
3. The December 2021 minutes were reviewed, Shane Wood made a motion to receive the minutes, and Dan Curtis, seconded it.
4. Mark Young, asked if anyone had any questions regarding the financials; Dan Curtis discussed gas increase and it was explained that the cost to heat the pool has doubled. He asked if we could lower the temperature and increase it later as needed, and Dan Luehrs explained that it will cost just as much in power to get it back up to temp later. It was decided to leave it as it currently is for now. Can review later.

UNFINISHED BUSINESS

- Jennifer Gonzalez gave the Board an update of current litigation with the owner of 2013 Grand Oak Dr. and the non-compliance of rental regulations. The matter is being handled by attorneys for both parties.
- A draft for the holiday decoration guidelines were given to the Board for review. Dan Hibma requested for Jennifer to contact other communities to see what their standards are. Board will review, regarding discussions on no inflatables or flashing lights on the buildings.

NEW BUSINESS

- Dan Luehrs spoke with a pool company about having the pool tiles refinished along the drain line due to fading. Board directed to wait until the new pool is finished.
- Dan Luehrs informed the Board that there is a new leak in the pool. The weight of the dirt over pipes on the side of the pool is causing them to bend. Dan Luehrs has a request out for repair, and cost of repair may be taken from pool reserves account.
- Management from Magic Landings contacted to HOA to request a wall be put up between properties. Dan Curtis suggested to revisit after occupancy of apartments, and discuss again at next meeting.
- Mark Young opened discussion to the Board regarding electric car charging stations. Jennifer informed that the HOA must allow this, but at the individual owners' expense to install and maintain in their own assigned parking space. Mark discussed another HOA has installed chargers for the community at a discount rate. Ben Diehl asked if KUA participates in this to

which he was told yes. Jennifer will check around to other HOA's to see what they are doing currently.

- Dan Luehrs notified that the CAT is down again with a fuel pump leak. Ben suggested for the HOA to buy a new used CAT for the community. He is also checking the other properties to see what is available. Dan Hibma will follow up with Tim in Michigan, and Dan Luehrs will get pricing on fixing. Board is checking with construction about borrowing from them temporarily as needed.
- Dan Curtis notified that people are asking about a new road access, which the status is unknown at this time.
- Dan Hibma asked Dan Luehrs if someone was working on the well in the back. Dan Luehrs informed they were having an issue and had to tie off the two wells as it was causing damage to the other wells with the pressure.

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