

# Heritage Key Villas Association, Inc.

Kissimmee, FL

## MINUTES OF ANNUAL MEMBERS MEETING

February 27, 2023, 6:00 pm

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1. Board President Mark Young called the meeting to order.
2. Mark Young established that proof of notice of the meeting was given to all the members, and quorum was met, with homeowners in attendance.
3. Minutes from 2022 Annual meeting were reviewed. Obren Savic made a motion to receive the 2022 minutes from the Annual Meeting, Debbie Parmar seconded it.
4. 2023 Budget and the allocations for reserves were reviewed and opened for discussion. President Mark Young discussed.

### UNFINISHED BUSINESS

No unfinished business items

### NEW BUSINESS

1. Election proceedings:
  - A. Ballots were given out to and collected from members
  - B. Dan Curtis and Shane Wood were elected
2. Members were notified about the new amenity bands for amenity use. A sample of the notice that will be sent to all owners was provided. Dan Hibma made a motion to approve and accept new rules for amenity use, Debbie Parmar seconded. Motion was passed, official notice will be sent to all residents to begin implementing as of April 1, 2023.
3. New guidelines for holiday decorating was discussed with members and a sample notice was provided. Jack Gardhel made a motion to approve and accept new rule, Carol Curtis seconded.
4. Mark Young notified member of the change in maintenance staff; Dan Luehrs has stepped down as head of maintenance. Current maintenance team remains with Pedro Robles promoted to head of maintenance.
5. Members were notified of irrigation work being performed within phase one of the community to locate and then repair any area of irrigation that is not in working order.
6. Carol Curtis asked about the pool temperature being lowered. Jennifer Gonzalez notified she was unaware of any such change but would follow up with maintenance. – Jennifer did follow up with maintenance after the meeting and confirmed the pool temperature has not been changed, but the temperature may fluctuate depending on the outside temperature and location within the pool. Temperature is set to 82 degrees.
7. Obren Savic asked for an update on the status of the new access road. Dan Hibma explained they have met with the county who has said they will consider. The person who was overseeing permissions for the access road prior has since retired; a meeting with the county has been scheduled.
8. Heriberto Suarez shared a concern about the road on Heritage Key Blvd being used by construction trucks and causing damage to the road. Mark Young explained the road would be

looked at and repaired after construction was complete, and potholes are being filled currently as needed. Mark Young and Dan Hibma will review the area around Mr. Suarez home.

9. Heriberto Suarez asked about what the HOA is doing for missing covers to Spectrum equipment. Jennifer Gonzalez explained the HOA has called about this previously and has been told the owner/resident is required to call and report, as the HOA is not the owner of the individuals accounts.
10. Solange Arce expressed concern about residents speeding in the community. Mark Young expressed for Ms. Arce to report incidents to the office, or if she is able to provide a license plate or location of the vehicle she can provide that to the office as well. Ms. Arce stated she was told this information prior by the HOA office but does not feel comfortable doing this. Mark Young explained that the HOA is looking to get larger speed bumps which should help.
11. Daisy Daniels asked if the HOA dues will be increasing and was notified that there are no plans currently to change the dues.
12. Lana Gardehl asked if the pond bank will be put back together. Mark Young notified that he and Dan Hibma will go around to look at the area.
13. Obren Savic asked about mulching in the community. It was explained the HOA has moved this to every other year and will look to put on schedule for the current year.
14. Debbie Parmar asked for the Board to one again reconsider the application policy for short-term rentals. Dan Hibma explained the process has been working for many years, but they will review and see if there is any area that can be changed. Mark Young explained that certain information is required to be collected in order to run background checks.
15. Pedro Avan asked if owners were required to have authorization to replace their windows, and was told no, he just needs to make sure the new windows look as close as possible to the current window.

Dan Hibma made a motion to adjourn the meeting, and Obren Savic seconded it.