

# Heritage Key Villas Association, Inc.

Kissimmee, FL

## MINUTES OF BOARD OF DIRECTORS MEETING

February 20, 2018

5:30pm

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Those present at the meeting or by phone conferencing: Dan Hibma, Mark Young, Shane Wood, Dan Curtis, Jennifer Gonzalez, Jeff Chase

1. Dan Hibma called the meeting to order.
2. Proof of notice of the meeting was given and a quorum was established.
3. The November 2017 minutes were reviewed, Mark Young, made a motion to receive the minutes, and Dan Curtis, seconded it.
4. Dan Hibma, asked if anyone had any questions regarding the up-to date financials up to the point of the meeting; no one had any questions.

### OLD BUSINESS

1. The start of new landscaping was discussed. This will begin in the front of the community, and then building by building as needed.
2. Assigned parking is still on hold pending building of units. Dan Hibma stated the construction crew will work from the back of the area forward.
3. Update on the one household behind on dues was discussed. Intent to lien was submitted via the HOA attorney, and the residents have until March to pay before things move forward.

### NEW BUSINESS

1. The new speed bumps which Dan Curtis and Mike Mannion have installed were discussed. This new addition has come with praise from community member, who have stated they have seen people slow down as they come across them.
2. Painting of Phase 1 was talked about with the Board members, and a print out of color options were reviewed. Out of the options provided, it was decided that it will be best to go with a two color option, with the bottom of the building being one color, and the top of the building being another. Jennifer will get back in touch with the color specialist at Sherwin Williams to discuss further.
3. Dan Curtis discussed an issue with residents parking their vehicles over the sidewalk, blocking those areas for people walking/bike riding. The office will be sending out a newsletter for March, and will include information requesting residents not do this. Security will also be briefed on the issue and will be instructed to document for the office anyone doing this. A warning will be issued via security who will place a notice on the vehicle.
4. An estimate for a security system in phase 2 was discussed, and Dan Hibma will be speaking further on this with maintenance and construction to see what is needed.
5. The Board came to a decision regarding a minor resident who was suspected of being involved in activity that is not permitted on property as was reported by a resident, and

after-hours security. The resident in question submitted a letter addressing the Board, and explained that he would never do the things he was accused of, and would never do anything to jeopardize his families housing. As evidence was circumstantial, and there have been no prior issues with the household in the community, the Board has decided to allow the resident a second chance pending there are no future issues. A letter will be sent out to the household to inform them of the decision.

**ADJOURNMENT**

Mark Young made a motion to adjourn, and Dan Curtis seconded it.