

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

February 20, 2017

5:30pm

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

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 2016 minutes were reviewed, Shane Wood 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 December financials up to the point of the meeting. No one had any questions, and Dan Hibma explained it will be gone over in more detail at the member meeting taking place directly after the Board of directors meeting.

OLD BUSINESS

1. Fountain work was discussed. We will need to upgrade the power for new fountains.
2. Follow-up to the vehicle break-ins, residents of Heritage Park apartments causing issues in our community, as well as security was spoken about. Management from Heritage Key, and Heritage Park Apartments have met and discussed the situations taking place. Heritage Park has agreed to take an active approach in working with us to solve the situation. We have also begun installing motion sensitive lights in the back of the community to deter negative activity, as well as security has increased hours on Mondays to be sure there is someone on site at all times between the office, maintenance, and security staff.
3. The key-fob system was brought up, and it was explained that at this time the board has decided that it may be a bigger problem than a solution. If the fobs are misplaced or malfunctioning and the office is not open, then people will be unable access the facilities. At this time we are going to work together to monitor the area. After security hours were increased on the weekend the amenities have not been as much as a problem as before.

NEW BUSINESS

1. Dan Hibma spoke about the Covenants Committee. Manuel Pagani has moved out of the community, and Sandi Plett has been offered his place on the committee. Dan Curtis made a motion to accept Sandi Plett as the new member, Shane Wood seconded it.
2. Condition of carpets throughout clubhouse was discussed, and it was decided for Jennifer Gonzalez to get prices for replacements.
3. Gate entry system was discussed due to frequent malfunctions. Dan Hibma asked Jeff Chase if he had any recommendations, and it was suggested to replace the system due to the age, and cost of frequent repairs. Dan Luehrs will gather estimates on a system upgrade.

4. A new well will be needed for irrigation in the community with the next building phases coming up. Dan Curtis, and Dan Luehrs will get together to discuss and work out the further details.

5. Security monitoring for Jennifer's home, as manager on property was discussed. The Board agreed that this was necessary, and will look closer into what the best option will be for this to provide a system for security.

6. It was brought up that some owners have asked about the possibility of being allowed to bring drinks, such as beer, into the pool area. It was said that at this time they are allowed to have this on the patio area in front of the pool, where there are lounge chairs and tables, and this area is fine for these items to be enjoyed.

7. Marilyn e-mailed the Board concerning bushes in the community being uneven and growing over the decorative fence around the A/C units. She stated this makes it difficult for A/C work to be done. Dan Curtis will look into this and come up with a standard for the bushes.

ADJOURNMENT

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