

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

February 25, 2019

5:00pm

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

1. Dan Hibma called the meeting to order.
2. Proof of notice of the meeting was given and a quorum was established.
3. The December 2018 minutes were reviewed, Mark Young, made a motion to receive the minutes, and Shane Wood, 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

- HOA documents being reviewed to see if changes are needed, still in review and will complete with next meeting.
- Update on the unit behind in HOA dues was given to the Board; Jennifer stated that the matter is currently with the attorney, documents have been filed, and we are waiting on more information.

NEW BUSINESS

- Continued from last meeting: Unit on Piedmont still experiencing unexplained noise issue. Previously Board member Dan Curtis was at the home and suggested for the owners to turn off their water heater overnight to see if this helps the issue. Owners stated that it did not. The HOA will have an engineer out to the home later in the week to inspect the premises.
- Jennifer brought to the Board's attention that the original treadmill in the fitness room is no longer in proper working condition. The Board has approved replacement.
- Dan Hibma updated the Board on new units, and stated the inspector will be coming out to the property to give the final inspection.
- Dan Curtis requested before the meeting for the office fish tanks to be put on the agenda to possibly be HOA responsibility as they are enjoyed by members of the community. Dan Hibma requested a brief write up of what this would include.
- HOA dues amounts and the new units coming in were discussed, and it was requested to revisit this at the next Board meeting in May.

ADJOURMENT

Shane Wood made a motion to adjourn, and Mark Young seconded it.