

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

February 24, 2020

5:00pm

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

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 2019 minutes were reviewed, Dan Curtis 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

- Piedmont roof noise has been fixed. Homeowners have given thanks to the Association for their help.
- Fitness room age restriction has been implemented. No complaints have been submitted.
- Vehicle repairs on property have slowed down. Security will continue to watch.
- New pool loungers have been ordered, set to arrive sometime in March.
- Speed bumps have been installed – Thanks to Dan Curtis and Pedro in maintenance for their help installing.
- Dryer vent cover has been replaced by the HOA for unit that had an issue with squirrels making home within the building vent.

NEW BUSINESS

- The Board discussed the proposed need for tarring of the community roadways. Dan Luehrs stated that roads are being patched frequently and there is a need to redo the roads. Dan Curtis suggested looking at new ways to tar, modeling the roadwork that was done by the county. Board has suggested to get the opinion of a professional.
- A large oak tree in the roundabout was looked at for possible removal due to potential rotting. The board has decided to contact an Arborist to view the tree. Suggestion has been made to trim any large branches that are hanging over the roadway, and to possibly brace the tree to extend life.
- Proposal was made to replace the pool gate and add card reading system, as the gate is becoming worn. Permission has been granted by the Board to replace with something that matches the rest of the fence. The Board has not approved a card reader.

- Usage of the Conference room was discussed at the request of a community member, and the Board has come to a decision that this room is for Association use first and foremost. The room will remain locked, and will be used by community by appointment only, during office hours, pending the room is not needed for office or Association use. The room may be signed out, and a time limit of up to 1hr will be given upon permission. If the room is needed by the Association while the room has been checked out, the room will need to be vacated at that time to allow for office/association business.

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