

# Heritage Key Villas Association, Inc.

Kissimmee, FL

## MINUTES OF BOARD OF DIRECTORS MEETING

June 6, 2022

5:00pm

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Those present at the meeting: Dan Hibma, Mark Young, Dan Curtis, Shane Wood, Jennifer Gonzalez,

1. Mark Young called the meeting to order.
2. Proof of notice of the meeting was given and a quorum was established.
3. The February 2022 minutes were reviewed, Dan Curtis made a motion to receive the minutes, and Dan Hibma, seconded it.
4. Mark Young, asked if anyone had any questions regarding the financials and explained the budget reflected occupancy for phase 3 in February, which was delayed, but will not influence the projected budget.

### UNFINISHED BUSINESS

- Court proceeding was updated for 2013 Grand Oak Dr. regarding unapproved tenants. No additional updates currently. Attorney for each party is in discussions.
- HOA Holiday guidelines – Jennifer will provide a draft at next meeting date.

### NEW BUSINESS

- Dan Hibma presented the possibility of having a bulk contract for services for the community with Spectrum. The Board discussed the potential outcomes and how that may work, or any issues it may present. Dan Curtis suggested voting with the owners if the Board decides to move forward, which would be policy. Shane Wood requested if this would proceed, to put together a proposal to present to the homeowners.
- Vacant entryway lot was discussed regarding usage by homeless community. Dan Hibma stated he can get in contact with the owner of the property to talk about options for authorization on this behalf to trespass unauthorized individuals.
- Discussion of unauthorized usage of amenities took place. Mark Young suggested the use of arm bands for residents. Mark will get information on ordering bands and cost, and Jennifer will provide an estimated count needed for the property. Bands if lost will come at a cost to residents to replace
- Jennifer will provide the Board with a proposal from the security company for the potential addition of a daytime guard for the summer, as well as an additional secondary fulltime evening guard to help cover the property.
- **ADJOURNMENT** Shane Wood made a motion to adjourn, and Dan Curtis seconded it.