

# Heritage Key Villas Association, Inc.

Kissimmee, FL

## MINUTES OF BOARD OF DIRECTORS MEETING

May 9, 2018

5:00pm

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Those present at the meeting or by phone conferencing: Dan Hibma, Mark Young, 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 February 2018 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 Board acknowledged that the new speed bumps in the community are working well and have been a good addition.
2. Phase one building painting discussion was continued from last meeting. See below new business for updated developments.
3. Residents parking over the sidewalk curb has improved after security has begun to place warning cards on vehicles in violation. HOA office will gather a listing of all resident vehicles to have on file to be able to place repeat violations with their address if not parking in an assigned parking space.
4. Security cameras for Phase 2 are ready for when construction is at the finishing stages.

### NEW BUSINESS

1. Dan Curtis spoke on designating a few parking spaces in front of the mailboxes for mailbox parking only in order to keep people from blocking this area with long-term parking. We will be marking these spaces off by writing "Parking for Mailbox Use Only" directly on the space.
2. The owner of 2072 Heritage Key Blvd. has submitted a written request to have the HOA fix the state of his grass. Mark Young suggested looking for a blend of grass seed that would grow well in low light. This will be attempted, and once construction has been completed the HOA will re-sod this area if the problem has not been solved beforehand. Note was made that the homeowner has planted his own plants around his home and waters them every day, which may be causing overwatering of the area as our irrigation system already waters this area on a regular basis. The overwatering could be causing the grass to become patchy and not grow.
3. 2031 Piedmont Ln. is having a problem with their roof making loud banging noises. Next Level construction, who is working on our Phase 2 area checked the area and believes screws are becoming rusty, or missing, and this is the cause of the problem. Jennifer will

follow-up with him in the next few days to get an update on the issue and find out the resolution. As of right now the status of this fix is in progress.

4. Phase 1 painting colors have been chosen and work is loosely set to begin in the fall. We will start with one building to see how the colors look, and then will move forward from there. Bids are currently being collected.
5. The Board followed up on the homeowner not currently paying HOA dues. The matter is currently being taken care of by the HOA attorney, and the owners have until June 2018 to pay in full before the HOA moves forward with further action.

#### **ADJOURNMENT**

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