

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

May 6, 2019

5:00pm

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

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 2019 minutes were reviewed, Shane Wood made a motion to receive the minutes, and Mark Young, 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

- Treadmills, new weight station, and free weights have been added to the fitness room to replace the worn items. Residents are happy with the update.
- Two buildings in Phase 2 have been released and rented in full.

NEW BUSINESS

- The Board discussed, and an update was given on the Piedmont roof noise.
- Permission has been requested to add flower beds to the entryway in the community. This fits in with the already approved 2019 landscape budget. We will speak with the company to get further details on what is needed for 2020.
- The pool deck railings were brought to the Board attention. The Board will look into options for future repairs.
- There has been an issue with ducks getting swimming in the pool and causing the water to become dirty. Upon research, it was suggested to add a decoy floating alligator head to the pool. The eyes are reflective and should keep ducks away. Notice will be placed at the pool for residents.
- The Board has discussed the possibility of adding owner approval for new buyers through the HOA. This would consist of criminal background checks, credit criteria, etc. This will be looked at further by the attorney.
- The homeless community who have made a camp in the woods adjoining to Heritage Key was discussed. The HOA will look into getting permission from the owner of this land to add "No Trespassing" signs, and/or a fence to block off the area. It was stated in the meeting that this is a known and growing problem all across Florida, and the Police are unable to remove due to placement issues.
- Dan Curtis spoke on security in the community, and some issues that have been seen with various guards. Jennifer notified that a discussion has taken place with the owner

of the company, and since that discussion there have been vast improvements made. Jennifer will check back in with the Board in a month on progress.

- Dan Curtis also requested a sign be placed at the pool in Spanish as well as in English stating pool rules. These will be ordered and placed in appropriate areas.

ADJOURMENT

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