

Heritage Key Villas Association, Inc.

Kissimmee, FL

MINUTES OF BOARD OF DIRECTORS MEETING

November 28, 2017

5:00pm

Those present at the meeting or by phone conferencing: Dan Hibma, Mark Young, Shane Wood, Dan Curtis, Jennifer Gonzalez, Dan Luehrs, 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 August 2017 minutes were reviewed, Dan Curtis, 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

1. The delay in permitting for the back fence was discussed. We are waiting for permits to go through with the additional work being done in the community before installation will begin. Previously the county was asking for a fee of \$700.00 per fence, so this delay in work is a cost-efficient decision.
2. The Board has asked for 3 sets of additional speed bumps in the entry way of the community to see if this helps deter speeding in the areas having the greatest problem. One will be located within the roundabout, as this is a main problem area, with drivers not properly following the YEILD signs. There was also discussion of possibly requesting police presence in the area randomly, as well as paying for a radar controlled camera. We will begin with the additional speed bumps, and look into more as necessary.
3. Alligator warning signs are up in the community, and 3 additional will be ordered so each pond will have one sign on each end.

NEW BUSINESS

1. Maintenance manager, Dan Luehrs brought up the need for updating landscaping around the community. There are a lot of areas where the plants are not thriving and need to be replaced, as well as some landscaping damage from the hurricane. Dan Luehrs, and Jennifer Gonzalez will inspect the community to pin-point specific areas with the greatest need, and will meet with a landscape/plant nursery professional to discuss the best options for the community.
2. Dan Luehrs brought up concern with roadway damage at the entry/exit gates; Dan Curtis will look into this when he is in town. Dan Hibma stated this can happen in these areas because of the large garbage trucks that regularly come through.
3. The County has purchased a small section of land near the back of Heritage Key Blvd.; this will extend their parking area for the medical facility, and will be maintained by them.

4. Assigned parking for Phase two was talked about, and the Board has agreed to begin the process for one assigned parking space per unit.
5. Discussion of how to proceed with a household who is behind on their monthly HOA dues took place, and the Board decided to attempt to continue with a payment plan, and try to have the household meet with Dan Hibma to discuss further. Household was contacted by Jennifer, and the meeting was not possible at this time. Board agreed to allow payment plan to proceed, and will follow-up again with an update at the next Board meeting in February.

ADJOURMENT

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