

KEYSTONE HOA MINUTES
Board Meeting of 5/9/22

Meeting called to order at 6:30 by Clare Stevens

Present: Clare Stevens (P/T), Steven Gagliardo (VP), Linda Newman (S), Justin Buis (D), Gina Schroeder (D), and James Joline (D).

Ameri-Tech presence: Steve Jarboe and Keith Phillips, Director of Training

Residents on in person and on Zoom call: 12

MINUTES:

~ The minutes of 3/14/22 and were approved by acclamation.

TREASURERS REPORT:

~ The General Account balance is \$101,937.67 and the Money Market balance is \$64,664.15. Delinquencies total \$3,430.

NONCOMPLIANCE/FINES:

~ No fining hearings are scheduled. Steve Jarboe walked the property on April 22nd. Twenty-Four violation letters were sent.

~ Two accounts remain with the attorney. There are zero delinquencies over 30 days, zero delinquencies over 60 days, and eight delinquencies over 90 days.

~ Clare asked Steve Jarboe to be aware of garbage cans left out on driveways and to remind those homeowners they need to be put away.

ARCHITECTURAL COMMITTEE:

~ John Donnelley submitted the following architectural requests:

~ Lot 8 submitted a request to install a fence, landscaping, and a propane tank. The Architectural Committee is waiting on additional information from the homeowner, so the request is pending approval. The Committee also informed the homeowner how to obtain a propane tank for less money through Clearwater Gas.

~ Lot 33 submitted a request to install back yard pavers and it was approved.

MANAGER'S REPORT/OLD BUSINESS:

~ At the last meeting, Jennifer Price found a company that can make mailbox posts to our current standards but when Linda contacted them, they never got back to her. Clare contacted them and they are no longer able to commit to building the posts for us but did inform her that Home Depot has our 6"x6" posts already routed. The cross pieces would still need to be added.

~ Steve Jarboe initiated another job order with the County about removing the tree along the wall on East Lake that is causing the damage to the wall, but the County said the tree is viable and

they will not remove it. We need a “right of use” permit if we want to pay to have it removed. Gina asked Steve Jarboe to start the permitting process.

~ Y.M.I Cleaning is no longer interested in installing and removing our Christmas decorations. Steve Jarboe will ask other Ameri-Tech property managers who they use, and James will check with other communities as well.

~ Driveway Extensions - Justin attempted to contact the County on numerous occasions but nobody ever got back to him. Clare will ask EJ if he has any contacts at the County. Clare said we need to find out if it’s allowed and what the guidelines are. Justin said the County doesn’t restrict but a permit is required. There is nothing in our by-laws, only our architectural standards. This would need approval from the Architectural Committee.

~ Steve Jarboe reached out to our attorney to obtain a legal opinion regarding the no swimming signs. Our attorney suggested if we were told that something was a safety hazard, it would be in our best interest to have a sign posted delineating that hazard. Clare said we need clarification on exactly what ponds require a sign and asked if having one sign at the entrances would suffice. Steven said it sounds like the two ponds with the current no swimming signs would be considered safety hazards. Gina suggested adding a sign to the big pond on the East Lake side. Linda asked Steve Jarboe to get something in writing from our attorney clarifying where the signs need to be posted. Steve Jarboe reached out to our contractors and asked them to stay five feet away from the ponds.

~ It was agreed at our last meeting that some homeowners are abusing our Facebook page. Clare is going to post something explaining the purpose of our page and cautioning against abuse and bullying.

NEW BUSINESS:

~ John Donnelley notified the Board of rust on the wall along East Lake as well as bubbling paint. The big rust removal tank was removed when a new well was dug because they were able to go deep enough to get clean water. Steve Jarboe will contact Rainmaker and ask where the rust is coming from and make sure the sprinklers aren’t hitting the wall. The paint bubbling should be covered under our contract with Elite Paint. Steve Jarboe will check our contract and contact them to see how they are going to handle it. There was a discussion about wells and rust for individual homeowners. A 30-gallon tank can be purchased that connects to the water from the well that will remove the chemicals when watering. There is also a product called snowcap to remove well water stains. It can be ordered directly at www.snowcapproducts.com or purchased locally from Sani-Chem Cleaning Supplies, 1950 Calumet Street, Clearwater, FL. They can be reached at 800-983-8280.

~ John Donnelly notified the Board there is a bad patch of grass on the east side of Bridle Path Way just north of the wall and there is a broken sprinkler head on the west side of Bridle Path Way near the wall flower beds. Steve Jarboe will contact Rainmaker.

Questions/Comments from the residents:

~ Jim Wentz asked if sheds are allowed. Requests need to be submitted to the Architectural Committee for approval.

Next Meeting, Monday, July 11th at 6:30 p.m.

Meeting adjourned at 7:15 p.m.

Respectfully submitted:
Linda Newman, Secretary, Keystone Bluffs HOA