

KEYSTONE HOA MINUTES
Budget Meeting of 11/14/22

Budget Meeting called to order at 6:39 p.m. by Clare Stevens.

Present: In-Person - Clare Stevens (P/T), Steven Gagliardo (V), and Linda Newman (S); Via Zoom - Gina Gibbons (D). Not Present: James Joline (D) and Justin Buis (D).

Proof of Notices for the Annual Meeting were mailed on October 17, 2022. There were 26 proxies and four homeowners in-person or via Zoom for a total of 30. We have a quorum.

Costs went up significantly and the Board worked diligently to minimize the increase in next year's fees. The Board is proposing an annual increase of \$212 making the HOA fees \$752 per year. A semi-annual payment of \$376 will be due January 1st and July 1st, 2023. David Myhrer said the increase didn't make sense and asked for an explanation. Clare reiterated what was in the letter that went out to all homeowners in the Annual Meeting packet and provided a breakdown of the services Rainmaker provides. She explained the Board did their due diligence and obtained bids from six companies, and it was determined none of the other companies were less than Rainmaker and some offered less services. Clare motioned to approve the 2023 budget, seconded by Linda, and approved by all.

Clare motioned to adjourn the Budget Meeting, seconded by Linda, and approved by all. The Budget Meeting adjourned at 6:51 p.m.

KEYSTONE HOA MINUTES
Annual Meeting of 11/14/22

Present: In-Person - Clare Stevens (P/T), Steven Gagliardo (V), and Linda Newman (S); Via Zoom - Gina Gibbons (D). Not Present: James Joline (D) and Justin Buis (D).

Steven Gagliardo was appointed Chairperson

Annual meeting called to order at 6:52 p.m.

Proof of Notice was established during the Budget Meeting

Clare read the minutes from last year's Budget Meeting. A quorum was not established last year so there was no 2022 Annual Meeting.

Marie Drowns nominated Marianne Donnelly to the Board. Linda Newman and Gina Gibbons submitted their intent to remain on the Board. Since we didn't receive more nominations than openings on the Board, all candidates are on the Board by proclamation.

Clare motioned to adjourn the Annual Meeting, seconded by Linda, and approved by all. The Annual Meeting adjourned at 6:59 p.m.

KEYSTONE HOA MINUTES
Organizational Meeting of 11/14/22

Clare was appointed Chairperson.

Organizational Meeting called to order at 6:59 p.m.

Present: Clare Stevens (P/T), Steven Gagliardo (V), Linda Newman (S), Gina Gibbons (D) and Marianne Donnelly. Not Present: James Joline (D) and Justin Buis (D).

Clare Stevens was appointed President with her term ending in 2023.

Steve Gagliardo was appointed Vice-President with his term ending in 2023.

Gina Gibbons was appointed Treasurer with her term ending in 2024.

Linda Newman was appointed Secretary with her term ending in 2024.

Marianne Donnelly was appointed Director-at-Large with her term ending in 2024.

Justin Buis was appointed Director-at-Large with his term ending in 2023.

James Joline was appointed Director-at-Large with his term ending in 2024.

Linda motioned to adjourn the Organizational Meeting, seconded by Clare, and approved by all. The Organizational Meeting adjourned at 7:05 p.m.

KEYSTONE HOA MINUTES
Board Meeting of 11/14/22

Meeting called to order at 7:06 p.m. by Clare Stevens.

Present: Clare Stevens (P/T), Steven Gagliardo (V), Gina Gibbons (T), Linda Newman (S), and Marianne Donnelly (D). Not Present: James Joline (D) and Justin Buis (D).

Ameri-Tech presence: Karen Guider

Residents in person and on Zoom call: 6

MINUTES:

~ The minutes of 11/12/22 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$86,159.73 and the Money Market balance is \$70,964.16. Delinquencies total \$3,120.63.

NONCOMPLIANCE/FINES:

The Fining Committee had nothing to report. No accounts remain with the attorney. There are currently zero accounts over 30 days, zero accounts over 60 days, and eight accounts are over 90 days past due. Linda motioned to turn Lots 1, 7, 56, 95, and 127 over to the attorney, seconded by Marianne, and approved by all. Karen Guider asked if the Board wanted to pre-authorize

Ameri-Tech automatically turning accounts over to the attorney after 60 days, but the Board decided against it.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural request:

~ Lot 80 previously submitted a request to add pavers along their driveway and it was not approved. The homeowner asked to have it reviewed and it was denied a second time. The Architectural Committee offered the option of creating a utilitarian walkway as a possible solution to the homeowner and they are waiting to hear back from him. If he agrees, he will have to submit a new Architectural Modification Form for approval.

MANAGER'S REPORT:

~ The September monthly inspection was completed on September 7th prior to that month's meeting. Karen did not perform a monthly inspection in October. Her next inspection will be completed the week of November 21st. Karen presented a new violation policy and letter pursuant to the authority within Florida Statute Section 720 for the Board to adopt. The Board tabled it until the January meeting so they can have a chance to look it over more thoroughly. Clare will post something on our Facebook page explaining how the Board and our management company is in the process of streamlining how violation letters will be sent.

OLD BUSINESS:

~ Karen obtained two bids to repair the wall along East Lake. JBOLT Construction Inc. submitted a quote of \$62,525 and Sellers Services submitted a quote of \$10,900. Karen will obtain one more bid.

~ Karen obtained two bids to supply, install, and take down our Christmas decorations. Shack Shine submitted a quote for \$5,512.89. We would purchase and store their decorations. The cost next year would be approximately \$1,365.00. Ed's Construction Group submitted a quote for \$4,275.67. We would rent their decorations and would receive new decorations each year. Both companies are available to install the decorations in a timely manner. Gina motioned to rent the decorations this year from Ed's Construction Group, so we can see how we like them, seconded by Linda, and approved by all.

~ Karen requested Rainmaker remove the old Christmas decorations, asked that the sprinklers be turned away from the walls, and asked about the dead bushes on East Lake just past the wall. Rainmaker will remove old Christmas decorations by the end of the week but has not responded as to why the bushes along East Lake are dead. The Board asked Karen to recommend Rainmaker install sprinkler head shrouds to keep the water from staining the walls. They can be purchased from Amazon.

~ Karen talked to Fasia from Painters In & Out LLC, and she is not willing to do anything further to fix their paint job. Karen will contact Dyco for a response. Clare motioned we form a committee for this to include Gina Gibbons, John Donnelly, and Shawn Price, seconded by Steve and approved by all.

~ Shawn Price reached out to the Pinellas County Planning office regarding the pond erosion and subsequent signage required. The County said signs were not required unless SFWMD notes is on their inspection report. They indicated if we did install signs, the best placement would be in the areas already coved with the "Fishing" signs and noted we only have one pond that does not

currently have a “fishing” sign (the southeast corner of Forelock and Equine. Shawn suggested the additional signs read:

ENTER POND AREAS AT YOUR OWN RISK
NO SWIMMING OR WADING IN PONDS
and add a “NO SWIMMING ICON”.

Clare motioned to accept Shawn’s suggestion to add a new sign to the existing posts plus one on Forelock and Equine and remove the two previous signs that were recently installed, seconded by Gina, and approved by all.

NEW BUSINESS:

~ None.

Questions/Comments from the residents:

~ None

Next Meeting, Monday, January 9th at 6:30 p.m. Meeting adjourned at 8:26 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA