

KEYSTONE HOA MINUTES  
Board Meeting of 07/10/2023

Meeting called to order at 6:30 p.m. by Clare Stevens.

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

Ameri-Tech presence: Keith Phillips and Arnie Holder

Residents in person and on Zoom call: 11

MINUTES:

~ The minutes of 05/08/2023 were approved by acclamation.

TREASURERS REPORT:

~ Clare reported the General Account balance is \$90,383.05 and the Money Market balance is \$75,918.08. Delinquencies total \$1,398.00.

NONCOMPLIANCE/FINES:

~ The Fining Committee had meetings with five homeowners. Two violations have been resolved and the other three were given extensions until July 20, 2023, to correct their violations. Three accounts remain with the attorney. There are currently zero accounts over 30 days, zero accounts over 60 days, and zero accounts over 90 days past due.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural requests:

- ~ Lot 26 submitted a request to install a playground and background shed and it was approved.
- ~ Lot 34 submitted a request to paint the house and it was approved.
- ~ Lot 48 submitted a request to install a new front entry door and it was approved.

John informed the board the Architectural Committee is expecting a request for a backyard gazebo that may not meet our architectural standards, but he hasn't received anything official at this time.

MANAGER'S REPORT:

- ~ Arnie reported 21 violations in June (16 have been closed) and 28 violations in July 21. Many of the grass violations are for weeds, not just grass.
- ~ Joseph and Bonnie Adams were upset about a violation letter they received pertaining to their lawn and notified the Board the steps they recently took to come into compliance.

OLD BUSINESS:

~ The cost for eight pond erosion signs, two posts, and installation is \$457.82. The new signs will read as follows:

WARNING  
BEWARE OF EROSION  
AND WILDLIFE

- ~ The County repaired the sprinkler heads they broke when they repaired the sidewalk along East Lake.
- ~ Pinellas County is going to inspect trees on the sidewalk east of Prides Crossing to raise the canopy.
- ~ Arnie is getting a bid for the light on the front sign and said we may need another light replaced as well.
- ~ Arnie said the street signs at Carriage House and Prides Crossing are crooked. He will check what it would cost to have it straightened out.
- ~ Keith didn't like the quotes we received to repair the wall along East Lake Road and will look at alternate solutions.
- ~ Keith obtained a bid to paint the front side of the wall from Lowes. Their cost is \$795 per panel to prep and paint (brick to brick) or \$21,800. He also received two bids to repaint both sides of the wall. The bid from After Hours is \$24,800 and the bid from Island Painting is \$23,975. John Donnelly and Jamie Joline painted three sections. John said the paint wasn't an exact match, but you can no longer see white or rust from the road. They were able to cover the bad spots but may need some fillers. The paint cost \$90 per gallon and each section required one gallon of paint.
- ~ Keith is in the process of obtaining bids for a rust tank from Rainmaker and Suncoast Rust. Suncoast does not charge for the equipment but does charge a monthly fee.

NEW BUSINESS:

- ~ Rainmaker addressed the fine from the County and the matter is now closed.
- ~ The Board will investigate if there is enough interest in holding in-person meetings. Currently, meetings are held via Zoom and at Ameri-Tech. Fining meetings need to be in-person and are being held at Ameri-Tech's office.

Questions/Comments from the residents:

N/A

Next Meeting, Monday, September 11th at 6:30 p.m. Meeting adjourned at 7:20 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA