

KEYSTONE HOA MINUTES
Budget Meeting of 11/13/23

Budget Meeting called to order at 6:31 p.m. by Linda Newman.

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

Proof of Notices for the Annual Meeting were mailed on October 10, 2023. There were 17 homeowners present by proxy, in-person or via Zoom. We have a quorum.

As costs continue to rise, the Board worked diligently to minimize the increase in next year's fees. The Board is proposing an annual increase of \$30 making the HOA fees \$782 per year. A semi-annual payment of \$391 will be due January 1st and July 1st, 2024. Steven motioned to approve the 2024 budget, seconded by Marianne, and approved by all. James Perrine asked if it was possible to change the fees from semi-annually to quarterly. Linda explained the costs associated with doing so, but the Board said they would investigate it.

Linda motioned to adjourn the Budget Meeting, seconded by Marianne, and approved by all. The Budget Meeting adjourned at 6:49 p.m.

KEYSTONE HOA MINUTES
Annual Meeting of 11/13/23

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

Phil Colettis was appointed Chairperson and called the Annual Meeting to order at 6:49 p.m. Proof of Notice was established during the Budget Meeting. A total of 17 homeowners were present by proxy, in-person or via Zoom establishing a quorum.

James Perrine motioned to waive the reading of the minutes from last year's meeting, seconded by Steve, and approved by all.

The terms for Clare Stevens, Steven Gagliardo, and Justin Buis have expired and there is one more open position that expires in 2024. There were letters of intent from Steven Gagliardo, and Clare Stevens to remain on the Board and a letter of intent to join the Board from Edwin Rodriguez. Steven Gagliardo, Clare Stevens, Justin Buis, and Edwin Rodriguez were elected to the Board by proclamation.

New Business:

~ Brian Hilterbrandt had a question about a violation he received about shrubs. The Board will meet with Arnie and review the properties that received letters pertaining to landscaping. Brian

talked about a new Community Policing Program and offered to invite our Community Policing Deputy to one of our meetings.

~ James Perrine asked if the HOA had any control over school parking since so many homeowners park in the no parking area on Equine. He will contact the principal at Brooker Creek and ask him to send something out to the parents.

~Mike Halula asked about pond erosion on Stallion Court. The Board informed him they are aware of the situation and are reviewing repair options.

Linda motioned to adjourn the Annual Meeting, seconded by Steven, and approved by all. The Annual Meeting adjourned at 7:37 p.m.

KEYSTONE HOA MINUTES Organizational Meeting of 11/13/23

Phil was appointed Chairperson and the Organizational Meeting was called to order at 7:50 p.m.

Present: Steven Gagliardo, Linda Newman, Marianne Donnelly, James Joline, Justin Buis, and Clare Stevens

Steven Gagliardo was appointed President with his term ending in 2025.

Marianne Donnelly was appointed Vice-President with her term ending in 2024.

Edwin Rodriguez was appointed Treasurer with his term ending in 2024.

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

Clare Stevens was appointed Director-at-Large with her term ending in 2025.

Justin Buis was appointed Director-at-Large with his term ending in 2025.

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

Linda motioned to adjourn the Organizational Meeting, seconded by Edwin, and approved by all. The Organizational Meeting adjourned at 7:55 p.m.

KEYSTONE HOA MINUTES Board Meeting of 11/13/23

Meeting called to order at 7:58 p.m. by Steven Gagliardo

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

Ameri-Tech presence: Arnie Holder

Residents in person and on Zoom call: 1

MINUTES:

~ The minutes of 11/13/23 were approved by acclamation.

TREASURERS REPORT:

~ Linda reported the General Account balance is \$84,181.91 and the Money Market balance is \$78,358.16. Delinquencies total \$1,398.00.

NONCOMPLIANCE/FINES:

The Fining Committee had nothing to report. One account remains with the attorney and a foreclosure can be filed at any time. Linda motioned to submit a foreclosure on Lot 56, seconded by Marianne, and approved by all. There are currently no accounts over 30 days, no accounts over 60 days, and one account are over 90 days past due.

ARCHITECTURAL COMMITTEE:

Marianne Donnelly submitted the following architectural request:

- ~ Lot 12 submitted a request for a new roof with a shingle color change, and it was approved.
- ~ Lot 29 submitted a request for a landscaping change and garage door color change, and it was approved.
- ~ Lot 143 submitted a request for a new roof and solar panels, and it was approved.

MANAGER'S REPORT:

- ~ The monthly inspection was completed on October 23rd. There were ten violations.
- ~ Arnie submitted the following bids/proposals:

- Rust Prevention - Rainmaker \$2717 +125-150/mo, Suncoast Rust Control \$0 +300/mo
- Wall Demo & Rebuild - BCreative Contractors \$14,885, Commercial Main Systems \$ Erdman Construction S
- Tree Removal - Stevens - \$5,500, B&T- \$6,000, Danny's - \$4,000
- Wall Painting - Munyon - Wall \$9,625, Cap - \$4912
- Clean Signs - Lux Soft Wash - \$650 The Board asked Arnie for more detail from the quote and to obtain another quote.

OLD BUSINESS:

- ~ The wall repair was tabled until January.
- ~ Painting of the wall was tabled until January.
- ~ Marianne met with Alex Rodriguez, and they will be forming a Keystone Connect Committee for community events and outreach. Marianne inventoried our holiday decorations in the shed and the Committee will be looking for volunteers to install and take down this year's decorations. She is also planning a Holiday Social for Sunday, December 3rd from 4-6 p.m. followed by a movie. The Board is also bringing back the Holiday Decorating Contest.

NEW BUSINESS:

~ Options for limiting the number of corporations buying and renting homes was tabled until January.

~ Pond Erosion was tabled until January.

Questions/Comments from the residents:

~ None.

Next Meeting, Monday, January 9th at 6:30 p.m. Meeting adjourned at 8:35 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA