

KEYSTONE HOA MINUTES
Board Meeting of 09/11/2023

Meeting called to order at 6:30 p.m. by Steven Gagliardo.

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

Ameri-Tech presence: Arnie Holder

Residents in person and on Zoom call: 6

MINUTES:

~ The minutes of 07/10/2023 were approved by acclamation.

TREASURERS REPORT:

~ Linda reported the General Account balance is \$93,542.10 and the Money Market balance is \$77,135.08. Delinquencies total \$6,538.00.

NONCOMPLIANCE/FINES:

~ The Fining Committee had nothing to report. One account remains with the attorney. There are currently zero accounts over 30 days, fourteen accounts over 60 days, and one account over 90 days past due.

ARCHITECTURAL COMMITTEE:

John Donnelly submitted the following architectural requests:

- ~ Lot 33 submitted a request to install an outdoor pergola, and it was approved.
- ~ Lot 69 submitted a request to change the color of the roof and the house, and it was approved.
- ~ Lot 74 submitted a request to install a new fence, change the color of the roof, and change the color of the house, and it was approved.
- ~ Lot 81 submitted a request to screen in the patio, and it was approved.
- ~ Lot 114 submitted a request to install solar panels on the roof, and it was approved.
- ~ Lot 115 submitted a request to change the color of the house, and it was approved.

MANAGER'S REPORT:

- ~ Arnie walked the property on August 31st and reported 24 violations. Marianne asked what the status of Lot 64 is. Arnie will check and get back to the Board.
- ~ Arnie asked who is responsible for cleaning the sidewalks. Per our documents, the homeowner is responsible for everything up to the gutters.
- ~ Arnie asked if homeowners are required to replace shrubs that they removed with other landscaping. Our documents state each home should have \$1,500 worth of landscaping.

OLD BUSINESS:

~ After thoroughly researching the pond signs as well as following the advice of our attorney and the Pinellas County Planning office, new warning signs have been ordered and installed. Marianne went over the new pond signs as follows:

- Ponds 1 and 2 on the East side of Bridle Path Way - new warning sign installed.
- Pond 3 on the west side of Bridle Path Way - new warning sign installed.
- Ponds 5 and 6 where Phase I and Phase II meet on Carriage House Lane - new warning sign installed.
- Pond 7 behind Stallion Court - new warning sign installed, and the no swimming sign will be removed.
- Ponds 9 and 12 - new warning sign installed between the two ponds behind Carriage House Lane and the no swimming sign will be removed.
- Ponds 10, 11, and 12 behind the bushes along East Lake Road - new warning sign was installed between the three ponds where it is more visible.
- Pond 12 along East Lake Road at the end of the wall - new warning sign installed.
- Pond 14 behind Coronet Court - new warning sign needs to be moved to Forelock where it is more visible.

Per the County, nothing further is required unless SWFMD notes something on their inspection reports.

~ East Lake Road wall repair - Marianne asked Arnie about additional quotes. He will check with Keith upon his return.

~ Perimeter wall painting - Because the cost of repainting the entire wall is several thousand dollars, we painted a few panels to see if we could improve the appearance. The cost to have one panel painted professionally is \$795. Doing it ourselves costs \$100 per panel. We are looking into having the rust removed before we proceed further.

~ Bids were obtained for the rust tank. Rainmaker required purchasing the equipment at a cost of \$2,717 and a maintenance fee of \$125 to \$200 per month. Suncoast provides the equipment free of charge and charges \$300 per month. Marianne asked if they clean the sidewalk or just the wall and asked Arnie to get more information and clarification.

~ Arnie received a quote \$750 from Outdoor Lighting Perspectives for the lights on the front sign. Jamie said he can swap out the two LED fixtures and cap the two low voltage lights.

NEW BUSINESS:

~ The Budget Meeting has been scheduled for Monday, September 25th at 6:30 p.m. at Ameri-Tech's offices.

~ The Annual Meeting will take place on Monday, November 13th at 6:30 at Ameri-Tech's offices. The Board terms are ending for Clare, Steven, and Justin. If they wish to remain on the Board, they will need to submit a letter of intent to Arnie before the Budget Meeting on September 25th.

Questions/Comments from the residents:

~ Marianne suggested a meet your HOA-Board event tentatively scheduled for Saturday, October 14th near the bulletin board on Carriage House Lane.

~ Marianne asked about having the three entrance signs cleaned and polished to remove the white residue from the sprinklers. Arnie will obtain bids.
~ Marianne asked about holiday decorations. Arnie will obtain quotes.

Next Meeting, Monday, November 13th at 6:30 p.m. Meeting adjourned at 8:08 p.m.

Respectfully submitted:
Linda Newman, Secretary, Keystone Bluffs HOA