

KEYSTONE HOA MINUTES
Board Meeting of 1/8/24

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

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

Ameri-Tech presence: Arnie Holder

Residents in person and on Zoom call: 10

MINUTES:

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

TREASURERS REPORT:

~ Linda reported the General Account balance is \$89,836.88 and the Money Market balance is \$79,587.32. Delinquencies total \$482.00.

NONCOMPLIANCE/FINES:

The Fining Committee had nothing to report. One account (Lot 56) remains with the attorney. At the November meeting, the Board approved submitting it for foreclosure. Arnie will check with our attorney on the status of the foreclosure. 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 said there were no architectural requests submitted since our November meeting.

MANAGER'S REPORT/OLD BUSINESS:

~ Arnie is waiting for two more bids on rust prevention. So far, the Board likes Suncoast Rust Prevention's bid that has zero cost for the equipment and charges \$300 per month. Clare asked Arnie to find out how long their pricing is good for and if there is a cap on increases. Clare motioned to move forward with Suncoast Rust Control, seconded by Jamie and approved all.

~ Arnie submitted one bid for the wall demolition and rebuild from Creative Contractors in the amount of \$14,885 and is waiting on one more from Munyan Construction.

~ Arnie submitted three bids for tree removal along the wall from Stevens Tree Removal in the amount of \$5,500, B&T in the amount of \$6,000, and Danny's in the amount of \$4,000.

~ Arnie submitted one bid for wall painting from Munyan in the amount of \$9,625 for the wall plus \$4,912 for the cap. The Board agreed to hold off on painting until the wall demolition/rebuild and tree removal is complete.

~ Arnie submitted two bids for cleaning the signs. One is from Lux Soft Wash in the amount of \$650 and the other is from Squeegee Squad in the amount of \$369.15. He is still looking for someone to revitalize the granite and paint the gold lettering. Jamie will check with Wentworth and see who they used on their granite.

- ~ Arnie inspected the property on November 9th, 2023. There were ten new violations. He inspected the property again on January 4th, and 25th, 2024. There were six new violations.
- ~ The Board discussed researching our options to limit the number of rentals from homeowners and corporations and what the requirements are to change our documents. Edwin has done some research and recommended implementing a rule that doesn't allow new buyers to rent out their property until they have lived in the home for a minimum of two years (with military exceptions). Arnie will check with his other properties to see how they handle rentals, report back, and then take it to our attorney to review.
- ~ There was a discussion about erosion on ponds seven and eight. Clare stated since we passed our SWFMD inspection and followed the advice of our attorney by installing signs on all the ponds, we are not obligated to do anything else. A decision will be made at the next meeting.

NEW BUSINESS:

- ~ The feedback on the holiday decorations at our entrances was positive. We spent approximately \$200 this year. The Board extended a big thank you to Jamie for donating 3,200 lights for the front entrance. We will need to spend approximately \$1,000 next year, but that is a substantial savings from what we spent last year when we hired a service to do them for us.
- ~ The holiday lighting contest was successful. We spent approximately \$100. Next year we will look to automate the voting procedure to get more participation.
- ~ The holiday social was cancelled due to a lack of volunteers.
- ~ Marianne tried to establish a Community Outreach Committee but there was not enough support.
- ~ Clare volunteered to champion the spring garage sale. She asked to purchase new signs. The garage sale will take place March 2, 2024.
- ~ Marianne said we passed all our SWFMD inspections. The next inspection will take place in two years.
- ~ The Board discussed returning to monthly meetings (except December) and holding our meetings at the East Lake Fire and Rescue 57 in Lansbrook with the goal of increasing homeowner involvement and improving Board communication and productivity. The monthly dates would change depending on availability. Clare motioned to move the meetings to East Lake Fire and Rescue 57 in Lansbrook, seconded by Edwin, and approved by all.
- ~ Marianne discussed installing new hedges/plants in the common areas where needed.
- ~ Linda agreed to champion reviewing our stored documents to see what is no longer needed by law. The cost to bring the boxes from storage to Ameri-Tech is \$235. There is an additional cost to return them to the storage facility and a cost to shred any documents no longer needed. Arnie will check to see if the boxes can be removed from Ameri-Tech's facilities while we go through them or if they need to stay on-site.
- ~ The Board is looking to improve community connections besides our website and Facebook page. Homeowners can add their email address by going to our website www.keystonehoa.org and filling out the contact form. That would allow Ameri-Tech to send out email blasts and reach more homeowners.
- ~ The review of working documents was tabled until the next meeting.
- ~ The discussion on violation letter expectations and guidance was tabled until the next meeting.
- ~ Brian Hilterbrandt started a neighborhood - community policing committee last year with the goal of improving safety and awareness in our neighborhood. Chuck Skipper is the Pinellas

County liaison for Keystone Bluffs and Brian has asked him to attend our meeting in February to give us an update.

~ James Perrine has reached out to the principal at Brooker Creek Elementary to help alleviate illegal parking from parents picking their children up from school thus, keeping the children safe, and allowing homeowners the ability to enter and leave our neighborhood during the start and end of the school day. James was able to provide photos/video of cars parked illegally. The principal has sent a letter to all parents explaining the safety problems they are causing.

Questions/Comments from the residents:

~ None.

Next Meeting, Monday, February 26th at 6:30 p.m. Meeting adjourned at 7:59 p.m.

Respectfully submitted:

Linda Newman, Secretary, Keystone Bluffs HOA