

KEYSTONE HOA MINUTES  
Board Meeting 2/26/2024

Meeting called to order at 6:37 p.m. by Steven Gagliardo

Present: Steven Gagliardo (P), Marianne Donnelly (VP), Edwin Rodriguez (T), Clare Stevens (D), and James Joline (D), Justin Buis (D).

Absent: Linda Newman (S)

Ameri-Tech presence: Arnie Holder

Residents in person and on Zoom call: 9

MINUTES:

The minutes of 01/08/2024 were approved by acclamation.

NONCOMPLIANCE/FINES:

The Fining Committee nothing to report, except one possible going to fining 3/12/2024 unless violation is cleared.

Arnie said 0 with attorney. Marianne asked status of Lot 56 that was sent to foreclosure last meeting. Arnie said he didn't know and would check.

Delinquent payment of dues:

20 over 30 days, no accounts over 60 days, and no accounts over 90 days past due.

ARCHITECTURAL COMMITTEE:

John Donnelly reported 2 architectural requests for exterior painting. Lot #32 and Lot #136

MANAGER'S REPORT

Violations

Arnie walked through property on

1/4/24 -6 violations

1/22/2024 7 violations

2/22/2024 33 new violations

Most new ones are lawns and tree trimming.

TREASURERS REPORT:

Edwin reported the General Account balance is \$107,460.07 and the Money Market Reserve balance is \$80,623.78.

Ledger reports Delinquencies total \$15,086.00

Edwin suggested we move monies from General Account to performing Money Market account. He asked if there were any restrictions. Arnie was not aware of any. Board discussed amount to

move over and what is needed in the General Account and # of times we can move funds from one account to another.

Clare motioned to move \$40,000 from General Account to reserve Money Market account after we find out if restrictions on moving funds from Money market.

Edwin updated motioned to move \$40,000 from General Account without the need to check Money Market restrictions. (Edwin remarked we can move monies at least once and right now the Money Market is performing so well we shouldn't wait.)

Seconded by Marianne

Approved by all

## OLD BUSINESS:

Rust:

Marianne reviewed status of Suncoast Rust

Contract Signed

Cleaning of wall sidewalks of rust mid-March 2024

Installation of tank and equipment mid-March 2024

Discussion importance of notifying Suncoast rust of any irrigation interruptions or changes in watering patterns to alleviate tank depletion of chemicals.

Discussed need to place lock on fenced in area that houses shed and will house Suncoast rust off tank & equipment. Edwin volunteered to place lock on door of fenced in area.

Wall, Demo & Rebuild

Marianne presented update

Spoke with Bruce from B- Creative his quote is from 9/23. Waiting for updated quote.

Asked Arnie to obtain updated quote from JBolt since their quote was for stair stepping and no removal of tree. Request quote for same scope of work as B-Creative and Goliath.

Reviewed Goliath Quote

Discussion Board will wait for updated quotes for final review and decision next meeting in March.

Trees Removal

Will decide on company upon contract with wall contractor.

Discussion importance for tree company and contractor of wall to work closely together.

Wall Painting

Discussion, wall painting on hold until after cleaning rust from wall and rust off chemicals in place to alleviate ongoing rust on wall.

Rentals

Edwin discussed need to act on this and move forward with the attorney to draft language/changes to our docs to limit the number of renters and restrictions.

Discussion by board.

Edwin made a motion:

Restrict # renters to 10% of homes

Annual renters only

Upon change in ownership, new homeowner cannot rent out home for first 2 years

Lawyer to review our documents to ensure requested changes do not contradict our documents.

All leases require approval by HOA 15 days in advance of any new annual lease

Marianne seconded

Approved by all

Discussed the need to present lawyers draft and restrictions for approval by homeowners per our document's requirements at a special meeting.

Pond Erosion

Marianne gave an overview of ponds history and past repairs, maintenance, quotes. Were repairs done adequately? What wasn't completed? Discussion Past reports showed concerns with specific MES Culverts, and erosion. Further discussion for engineer to evaluate current conditions.

Arnie to provide reports and contracts of past pond work.

Arnie to contact engineer to evaluate ponds with a board member(s) if possible.

Sign Clean Restoration:

Marianne presented 3 quotes.

Stone & Tile Medics \$3,600

Fabrizio \$3,000

Marble life \$963

The 3 quotes similar in scope of work, with exception of Marble Life will not paint the gold lettering.

Marianne made a motion to approval Marble Life quote for \$963

Seconded by Edwin

Approved by all

Sign Restoration and Cleaning to begin after Suncoast Rust completion of cleaning of wall and start of rust off service.

Garage Sale:

Clare Champion date is March 2<sup>nd</sup>. Clare will put up signs and post updates on Facebook.

0741 Clare exited meeting on zoom

Documents in Storage: Purged old not needed or required paperwork. 19 boxes reviewed will end up with 4-5 boxes in storage saving HOA close to \$700 per year.

Still need to complete final review and organization of the documents we are keeping. Expect completion end of March.

Community Connections: No update

Violations- expectation and guidance Resident Marie recommended to send out list of common violations. Discussion by board this was a good idea to remind homeowners.

School Parking Issues: Improvement no further problems reported

**NEW BUSINESS:**

Landscape Improvements- Tabled -March meeting

Review of working documents- Tabled -March meeting

Community Policing presentation scheduled for March meeting

Discussion of future meeting dates 2024, all booked at ELFR Community Room. Residents and Board Members in attendance positive reviews of new meeting location. Very convenient and nice meeting space.

Questions/Comments from the residents:

Marie liked the new meeting location and hoped more residents would attend.

Next Meeting, Monday, March 25th at 6:30 p.m. Meeting adjourned at 7:50pm

Respectfully submitted:

Marianne Donnelly, VP, Keystone Bluffs HOA