

**KEYS HOA ANNUAL MEETING – Minutes – October 4, 2014 – 10:00 A.M.**

Vice President Bruce Yergler called the meeting to order in the absence of President Ken Richardson who was out of town due to a family emergency.

ML Smith moved to waive the reading of the board minutes from August 30, 2014. The motion was seconded by John Chadwick and passed.

New residents Lars Eriksson (624 Settlers Lane) and Guy and Sandra LaFontaine (617 Sloop Pointe Lane) introduced themselves and were welcomed by residents.

**-ARCHITECTURE REPORT**

-ML Smith

Approximately 12 architectural change request forms have been submitted with two currently pending.

**-POND MAINTENANCE**

-Bruce Yergler

The critical issue with the pond continues to be the Canada geese. The board has contacted the USDA as well as Federal, state and local authorities to get advice on our situation and we have spent approximately \$1,000 on deterrents to date. In the spring the board plans to use stakes and three rows of roping to prevent the goslings from entering the water in the hope that they will go to other water sources. The stakes will be removed when the goslings are old enough to fly.

Residents are reminded not to feed ANY wildlife in our community.

**-LANDSCAPING**

-John Chadwick

Sam's Landscaping continues to take care of our community and has not raised contract in recent years.

We are in the process of removing all pine straw adjacent to houses because of fire concerns. Approximately 48 homes have been completed and all will be done by April or May. The money is budgeted for more mulch.

Spring pruning was delayed because plants were given more time to revitalize after severe winter weather. Several bushes and palm trees were damaged. Sod farms were also damaged by the weather so no sodding was done this year. Some plants will still be replaced as the weather gets cooler.

**-ELECTION OF OFFICERS**

-Bruce Yergler

The Keys Covenants require a minimum of three and a maximum of five Directors to oversee the governance of our community. Each Director is elected for a three year term, not to be exceeded by more than two terms in succession.

Status for the current Directors as of this meeting: **Ken Richardson, Nancy Brickman and John Chadwick** have completed the third year of their first term. Ken and John will retire from the board and Nancy will stand for election for a second term. **ML Smith** and **Bruce Yergler** will serve the second year of their first term.

**Colin Christie** and **Becky Richardson** agreed to run for the open positions on the board.

There were no nominations from the floor.

Harry Birch moved the nominations be closed. Jim Prim seconded and the motion passed.

**-APPROVAL OF KEYS 2015 OPERATING BUDGET**

-Bruce Yergler

2015 Budget Proposal

Attachment A

2014 Year End Balance Sheet

Attachment B

Dues will remain at \$350/quarter.

**CALL FOR VOTE – ATTENDEE BALLOTS PLUS PROXY RESULTS ARE AS FOLLOWS:**

1. Nancy Brickman and Becky Richardson - Total each 53
2. Colin Christie – Total 51
3. 2015 Budget - Total 52

Bruce thanked Ken and John for their service to our community.

**-DEMONSTRATION OF KEYS UPDATED WEBSITE**

-Yifenn Strickland

The Keys board felt it is important to maintain a site separately from the Village so there is no confusion about separate bylaws, covenants and rules and regulations. The address is <http://www.keyshoa.org>. The password for the documents section is “keys”.

Yifenn highlighted:

-Residents have the ability to add or change email addresses.

-There is an online calendar and residents can send community events to Yifenn and she will add them to the calendar. She also has the ability to send out an email to remind residents of the event.

-Yifenn demonstrated the search feature for the bylaws and covenants.

New data for residents can be updated on the Village website so the directory stays up-to-date with email addresses and phones.

Yifenn will create a tab for a FAQ page for the site.

Pat Long moved the meeting be adjourned at 10:45. Seconded by Nancy Brickman and the motion passed.

