



POA Board Business Meeting Agenda

Tuesday July 18, 2023

Meeting is via Zoom Meeting and Starts 5:00 pm

MEETING RULES

Audio or video recording is not allowed by attendees. The Secretary will record the meeting and this recording will be kept for content backup of the meeting minutes, and to aid in the preparation of the minutes. As provided in the "Open Meeting Act", members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Attendees may address issues during the "Open Forum" portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting.

MEETING WILL BE HELD REMOTELY VIA THE ZOOM MEETING APPLICATION. ANYONE INTERESTED IN ATTENDING, PLEASE CONTACT INFO.KEYSPOA@GMAIL.COM

1. Meeting called to order by: Ed Legan at: 5:00 p.m.
2. Pledge of Allegiance: Corkey Barnes
3. Roll call of Board Members:

President: Ed Legan	X	Director: Ernie Vasherese	X
Vice President: Don Whittier	X	Director: Corkey Barnes	X
Treasurer: Donna Mackiewicz via zoom	X	Director: Tom Miller: excused	
Secretary: Kirk Carpenter	X	Members and Visitors Zoom Meeting	3

4. Consent Agenda:

1. Approve POA Board General meeting Minutes

- a. Motion to approve Business General Meetings minutes May 16th 2023 by **Ernie V.** / 2nd **C. Barnes** Motion passed Yeas 6 Nays 0

5. Treasurer's Report: Donna Mackiewicz

- a. Motion by **C. Barnes** / 2nd Mike **Ernie V.** Motion passed Yeas 6 Nays 0
- b. POA Financials were reviewed and discussed

6. Report of Committees

a. Channel Improvements Report: Ed Legan; Mike Herman

- Discussion of the current Primrose situation and spraying

b. Architectural Review Report: Ernie Vasherese;

- Discussed Lakeland Carport and dock issue
- c. Neighborhood Watch Report:** Mike Herman (vacation);
 - Discussion Surf & Everglade vandalized vehicle
 - Discussion of squatters and trash left behind, sheriff response
 - Discussion of boulders placed on empty lot on Keys to prevent squatters
- d. Abatement Report:** Corkey Barnes, Kirk Carpenter, Ernie Vasherese, and Donna Mackiewicz; Update on Violations
 - Discussed boulders being placed, homeless citizens around the keys and prevention of squatters in the keys, and a dock on an empty property with no permit
- e. CC&R's update:** Mike Herman, Ernie Vasherese, Steve Robin, Don Whittier
 - Discussed the \$9,900.00 sent to Sterling Davis to update the CC & R's and also discussed changes
 - Discussed the questionnaire being sent in and adding verbiage to where property lines end
- f. POA Newsletter:** Judy Bligh
 - Newsletter will be sent out the end of September or 1st week of October
- g. Admiral Report:** Keith Potter (vacation); Bob Tyler (Vice Admiral)
 - Discussion of fleet maintenance
 - Voted to make Bob Tyler Vice Admiral
- h. Grant and Funding:** Ed Legan BRC (Blue Ribbon Committee, CDFW additional Grant Funding
 - Discussed current funding of all grants in progress and their status
- i. Harvester Permit:**
 - No change

7. Unfinished Business:

- a. Discussed repairs to the fleet and relocating Stan's spray boat to Kirk Carpenters property**
 - Motion by C. Barnes / 2nd D, Whittier
- b. POA Weekly Communications:** Donna Mackiewicz
 - New Homeowners welcome packet
 - Packet to include brochure on the Keys Club
 - Property Manager Report: trees down, 5 to 6 spotters needed, need to compile list of trees and locations
 - Proposal of delinquent properties to be turned over to collections

8. New Business:

- a. Address short term rentals (Air BnB)**

- Discusses R1 Zoning rules and parking spaces needed per bed
- Discussed residents are following county ordinances

b. Open Bid Contracts for abatement issue; weeds and debris

- Discussed current contracts and bids for spraying the primrose this year

c. Bids on POA / purchase a used truck to replace

- POA will put the current truck up for bid to the public

9. Correspondence: Ed Legan / Donna Mack

- Discussion of all correspondence received

10. Open Forum:

- None

11. Next POA Board Business Meeting at the Keys Clubhouse: September 19th, 2023: Keys Club House, 5:00 pm

12. Next Scheduled POA General Meeting at the Keys Clubhouse 5:00pm: September 23rd 2023

13. Motion to adjourn meeting by Ed Legan / 2nd by Corkey Barnes at 6:15pm

Motion passed 6 Yeas 0 Nays

14. Closed Executive Session

2023 POA Meeting Minutes

Tuesday January 17 th	Board of Directors	3:00 pm
Tuesday March 14 th	Board of Directors	5:00 pm
Saturday March 18 th	General Membership	5:00 pm
Tuesday May 16 th	Board of Directors	5:00 pm
Saturday June 17 th	General Membership	5:00 pm
Tuesday July 18 th	Board of Directors	5:00 pm
Tuesday September 19 th	Board of Directors	5:00 pm
Saturday September 23rd	General Membership	5:00 pm
Tuesday November 14 th	Board of Directors	5:00 pm
Saturday November 18 th	General Membership	5:00 pm

Board of Directors requires a quorum, A majority is defined as more than 50% and not 50% plus one. Example 7 boards member would require 4 to attend a meeting to make it a legal voting board.

General Membership requirement of the CC&R is 15 voting members; only one member from that property counts as 1 vote. If either membership requirements aren't meant than no decision or voting can take place. No minutes are recorded.

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