



Clear Lake Keys Property Owner's Association
POA Board Business Meeting Agenda
May 14th, 2024 at 5:00 pm
Meeting held at the Keys Club & via Zoom

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.

Anyone interested in attending via Zoom, please contact info.keyspoa@gmail.com with your RSVP request.

1. Meeting called to order by: Ed Legan at: 5:05pm
2. Pledge of Allegiance: Corkey Barnes
3. Roll call of Board Members:

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

4. Consent Agenda:
 1. Approve POA Board meeting minutes: 3/12/2024
 - a. Motion to approve Business Board meetings minutes: by Don W. 2nd by C. Barnes
Yeas 6 Nays 0
5. Treasurer's Report: Donna Mackiewicz:
Motion to approve by C. Barnes / 2nd D. Whittier Passed Yeas: 6 Nays: 0
6. Report of Committees
 - a. Channel Improvements Report: Ed Legan
 - a. Discussed the a Harvester Work Party and upcoming Primrose Spot Spraying
 - b. Architectural Review Report: Ernie Vasherresse;
 - a. One Solar Panel install: \$100.00
 - c. Neighborhood Watch Report: Mike Herman;
 - a. Discussed teens breaking into the Keys Club and vandalizing it
 - b. New security cameras donated by Kirk Carpenter to be installed on the corner of Keys and Everglades
 - c. Discussed a break in of a home by four individuals and a gun safe stolen

- d. **Abatement Report:**
 - a. Received Certificate Letters
 - e. **CC&R's update:** Committee Ernie Vasherese, Don Whittier, Mike Herman, Steve Robin
 - a. Last round of comments and changes sent back to Adams Sterling for review
 - f. **POA Newsletter:** Judy Bligh
 - a. Will be sent out by July 4th
 - g. **Admiral Report:** Bob Tyler (no discussion)
 - h. **Grant and Funding:** Donna Mackiewicz
 - a. Discussed the Blue Ribbon Committee being in Phase 4
 - b. Discussed land acquisition along the East Channel
 - i. **Siren Proposal:** Steve Robin (no discussion)
 - j. **Fire-wise Community:**
 - a. Discussed the EARTH Meeting with Pam speaking on June 5th
 - b. Fire-wise communication discussed
7. **Unfinished Business** (none)
8. **New Business:**
- a. **Discussion to approve – Properties going into collections and liens:**
 - 1. Discussed that accounts more than 2 years behind go into collections
 - 2. 190 Home owners have not paid their dues yet
 - b. **General Area Plan**
 - 1. Discussed the General Plan 205, Cannabis Acct., the Peer Center, and current law enforcement
 - c. **Login to our PMI portal tutorial by Donna Mackiewicz**
 - d. **Proposed sale of Steve Abel barge**
 - 1. Discussed needing to put up for auction soon
 - d. **Election committee**
 - 1. Discussed Kirk, Donna, and Ernie terms are up for election
 - e. **Discussed adding the POA to become a member of the Keys Club by paying dues to use the facility**
9. **Correspondence:** Ed Legan / Donna Mackiewicz
 - 1. There were 82 emails, 32 questions
10. **Open Forum: (3 minutes for item not on the agenda)** (None)
12. **Next Scheduled POA Business Meeting at the Keys Clubhouse 5:00 pm: July 16th**
Next Scheduled POA General Meeting at the Keys Clubhouse 5:00 pm: June 15th
13. **Motion to adjourn meeting by: Tom Miller 2nd by: C. Barnes at 5:59pm**
Motion passed, Yeas: 6 Nays: 0

2024 POA Meeting DATES

Tuesday May 14th

Board of Directors

5:00 pm

Saturday June 15 th	General Membership	5:00 pm
Tuesday July 16 th	Board of Directors	5:00 pm
Tuesday September 17 th	Board of Directors	5:00 pm
Saturday September 21 st	General Membership	5:00 pm
Tuesday November 11 th	Board of Directors	5:00 pm
Saturday November 16 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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