

MINUTES OF THE ANNUAL MEETING OF FIESTA KEY OWNERS' ASSOCIATION INC.

The members of the Fiesta Key Owners' Association, Inc. held their Annual Meeting on Thursday July 13th 2017 at 1101 South Beach Circle Kissimmee FL

Quorum present: Quorum was confirmed by the Declarant being present with the majority of votes and three other members present.

Called to order at 10:07 a.m. by Max Sabeti

Mark Hills LCAM introduced himself and explained he was from the management company, Association Solutions. Also present was Martyn Thorley LCAM from Association Solutions.

The proof of notice was shown to all the members present.

Martyn Thorley asked Hank Sabeti to confirm who the three board members would be as the Declarant. The board was confirmed as follows:

Hank Sabeti - President
Max Sabeti - Vice President
Pedram Behnia - Secretary/ Treasurer

New Business:

The Board had no new business to discuss.

Open Forum:

A Homeowner said that she had not seen any work being done in the community and that the entrance landscaping was poor, people were leaving trash around, the gym was dirty and general maintenance was bad. Martyn Thorley said that the entrance landscaping suffered as there was no irrigation there, the HOA were currently trimming the trees around the community, the Gym had been painted and Wendy the clubhouse manager picked up the trash by the dumpster every day. Mark Hills also said he would speak to the landscaper about his quality of work.

A Homeowner said that there were cables on the grass outside her home and they were a trip hazard. Mark Hills said that the homeowner would need to contact the cable company to have them placed into the ground. The cable company would not respond to the HOA as the account is in the homeowner's name.

The same homeowner asked if it was possible to fit an external vent so that the smells from her kitchen were removed from the home. Mark said that she could request approval to do this by filling out the Architectural Review form to request permission. He could not guarantee that approval would be granted but that would be the correct procedure.

A Homeowner said that the water from the roof was coming on to her patio and that she constantly had to clean it and asked what could be done. Mark said there were three possible options. 1. The homeowner could apply to have gutters on her section of the roof by filling out the same ARC form. 2. The HOA could look into the cost of adding guttering for all the buildings and see if this could be afforded. 3. If it was not affordable now, the HOA could possibly put money aside into the reserves to pay for adding gutters in the future.

A Homeowner asked if he could place a French drain on his property to remove the water that comes from his mulch beds. Mark said that this would not be possible as the water was not allowed to be directed on to the HOA common area.

A Homeowner asked what was happening with Phase 2 of Fiesta Key. Max Sabeti said that they were talking to a third party and would hopefully have an announcement to make regarding this before the end of the year.

The same homeowner then asked if it was possible to have a copy of the accounts. Mark Hills said that the accounts had been audited and a copy of the audited accounts was available if the homeowner wished to request a copy from his office.

The homeowner then asked where he could obtain a key for the pedestrian gate. Martyn Thorley said that Wendy the clubhouse Manager would be able to provide him with one.

A Homeowner said that she felt that the roof of all the buildings was dirty and required pressure washing. Mark said that he would look into the cost and feasibility of cleaning the roof.

A Homeowner said that her drive was dirty because of the dirt from the landscaped area in front of the home and the fact that the water would not run off. Mark said that the water table under Fiesta Key was very high which made it difficult for any water to drain away.

A Homeowner said that better quality pool furniture had been approved at the last meeting but none had yet been purchased. Mark said that Management would obtain prices for the metal sun beds with straps, rather than the all plastic ones and would hope to purchase these when the old beds needed replacing.

A Homeowner said that the pool contractor did not appear to be visiting as often as he should. Another Homeowner said that he saw the contractor most days but that he frequently only spent a few minutes cleaning the pool. Martyn said he would speak to the contractor and ensure that he spends more time cleaning the pool and vacuuming it at least once per week.

A Homeowner asked if it was possible for the HOA to approach an a/c company to obtain a price for replacement of the homes' air conditioning system, on the basis that if the vendor gave a good price every homeowner needing a replacement unit would benefit. Mark said that HOA's had to be careful in recommending particular vendors as this was frowned upon. Martyn said that the best way to obtain a good price for a system was to contact a number of suppliers and a homeowner said that she had done just that.

Adjournment: Motion from Max Sabeti to adjourn, seconded by Hank Sabeti. Adjourned at 11.00 a.m.