

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 Tuesday, August 16<sup>th</sup>, 2016 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 10:06 a.m. by Max Sabeti

Martyn Thorley LCAM introduced himself and explained he was from the management company and was the LCAM for the community.

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 asked if the meeting could be held at a time more convenient for those homeowners who work. Hank Sabeti said that the Board would consider this request when determining the date and time for the 2017 Annual Meeting.

A Homeowner said that she had found a dead snake behind her property and asked if the HOA carried out any prevention treatment for snakes. Martyn Thorley said that the HOA treat for lawn and shrub pests, but not for snakes and advised that if a snake was believed to be dangerous for the homeowner to call Animal Control to come and remove it.

A Homeowner asked if the Board would consider providing a cover over the lanai to prevent it becoming wet and slippery when it rains. Martyn Thorley said that this had been investigated by a roofing company two years ago, who had said that a corrugated plastic sheet could possibly be used. However they would not recommend it as in a case of high wind, this could be blown off and could cause damage and injury to persons. Hank Sabeti said that if the homeowner found a suitable system, to email the Board and they would consider it.

A Homeowner said that he had a problem with dog owners not picking up after their pet behind his home and asked if another sign could be placed on his side of the pond. Max Sabeti asked Martyn to obtain another sign for that area.

The same Homeowner asked if rocks or stones could be placed in the mulch bed near to his front door as the rain coming off the roof was causing a large puddle to form. Max Sabeti asked Martyn to see what the cost of carrying out this work would be.

A Homeowner asked if the Board would consider reducing the dues. Martyn Thorley said that the Board would be deciding on the budget for next year in September. Max Sabeti said the Board would look at this against what was planned to be spent next year.

A Homeowner asked if she could have a satellite dish from Dish Network. Martyn Thorley said that the preferred location for any dish was inside the covered lanai but it may also be possible to share a dish with a neighbor to avoid having a large number of dishes on each block. He suggested that she talk to her chosen vendor and then submit the ARC form to request approval.

A Homeowner said that it appeared that most renters did not realize that there was only room for two cars per home and asked if the renters could be informed before they decide to rent in the community. Martyn Thorley said it should be possible to add this to the rental application form which the renter signs and he would arrange this.

A Homeowner said that her neighbors were making a lot of noise at night and she had had to call the police on a few occasions. Martyn said that calling the police was the correct procedure, but that the HOA could also write to the owner.

A Homeowner asked if there was any sign of construction starting soon on Phase 2. Hank Sabeti said that there was not likely to be construction starting in the near future.

**Adjournment:** Motion from Max Sabeti to adjourn, seconded by Hank Sabeti.  
Adjourned at 10:52 a.m.