

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, July 10th 2018 at 1101 South Beach Circle, Kissimmee, FL 34746.

Quorum present: Quorum was confirmed by the Declarant being present with the majority of votes.

Called to order at 10:05 a.m. by Max Sabeti

Martyn Thorley LCAM introduced himself and explained he was from the management company, Association Solutions. He then introduced Mr. Hank Sabeti and Mr. Max Sabeti to the homeowners present.

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 what the outcome was of the estimates sought for adding guttering to the roofs of each block. Martyn Thorley said that estimates had been received, but due to the cost the Board had decided not to proceed further with this. The homeowner asked the Board members to reconsider and Mr. Hank Sabeti said that it would be looked at again to see if it may be possible to have a special assessment to pay for this.

An owner asked if the Dues were likely to increase due to the construction costs of Phase 2. Martyn said that the costs of construction were being met by the Developer and they deficit fund any shortfall in required monies for the community. The Dues could not increase by more than 15% in any one year without a vote and approval of two thirds of the members.

An owner asked if the Clubhouse was available for private parties. Martyn said that it was not.

An owner asked if the landscaping outside the entrance could be improved. Martyn said that the problem was that there is no irrigation to the median and the cost of adding it is prohibitive at this present time.

An owner asked if there were any plans to pressure wash the buildings. Martyn said that the lanais had recently been pressure washed and it was a question if funds were available to pressure wash the remaining parts of the buildings.

An owner asked how long the completion of Phase 2 was anticipated to take. Mr. Max Sabeti said it was difficult to say, but a rough estimate would be 3 years. Mr. Sabeti then went on to say that the construction of the buildings would begin in September or October and the units would be slightly larger. The layout would be similar to Phase 1 and there will be a pool, cabana, playground and a pond.

A home owner asked if the sidewalks in the community could be pressure washed. Martyn said that he would obtain an estimate for this.

An owner asked if a clock could be placed on the rear outside of the clubhouse so that it could be seen from the pool. Martyn said that he would arrange this.

Adjournment: Motion from Max Sabeti to adjourn, seconded by Hank Sabeti. The meeting was adjourned at 10:51 a.m.