

**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, June 25th, 2019 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 10:06 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 if there would be a pool and cabana in Phase 2 and when would it be built. Hank Sabeti confirmed that there would be and said that the pool and restrooms in Phase 2 were expected to be built within the next twelve months.

A homeowner asked how many cars could park on the driveway in front of the home. Martyn Thorley said that there was only space for two cars, apart from a few of the 4 bed homes that had space for more. The owner said that some residents were parking on the sidewalk, especially at weekends and Martyn said that he would inform the tow company.

A homeowner asked what could be done about the ducks swimming in the pool. Martyn said that they had tried everything possible but the ducks still return. The owner said that some of the signs around the pool could do with freshening up. Martyn said that he would speak to the pool contractor about this to arrange for it to be done.

The same owner asked if it would be possible to start offering recycling facilities in the community again. Martyn said that as the scheme had failed miserably last time due to owners filling the dumpster with non-recyclable items there were currently no plans to restart the scheme. However once Phase 2 had been completed the Board would look for a space to possibly provide a depository for glass bottles. Another owner said that she took recyclable items to the Osceola waste depot on Bates Road herself and Martyn said he would email owners with details of where to go and what the Depot will recycle.

A homeowner said that the wall behind her home was very dirty. Martyn said that he would have someone take a look at it to see what could be done, but if it required pressure washing it may have to wait until next year as the Board had already carried out a large amount of work in the community.

Before closing Martyn said that owners may be interested to hear of all the projects the Board had approved and carried out since the last meeting. These include but are not limited to:

Pressure washing all the homes

Pressure washing the entrance area

Landscaping the entrance area including adding irrigation where there was none

Trimming all the trees in the community

Mulching all the beds

Pressure washing the sidewalks around the ponds

Cleaning the pool fence

Adding better quality pool furniture

Fitting a new fountain pump and lighting to the roundabout

Martyn thanked the owners present for coming.

Adjournment: Motion from Max Sabeti to adjourn, seconded by Hank Sabeti. The meeting was adjourned at 10:52 a.m.