



**POA Board General Meeting Agenda  
Saturday September 23rd, 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](mailto:info.keyspoa@gmail.com) with your RSVP request.**

1. Meeting called to order by: Ed Legan at: 5:00p.m.
2. Pledge of Allegiance: Corkey Barnes
3. Roll call of Board Members:

President: Ed Legan	X	Director: Ernie Vasherresse	X
Vice President: Don Whittier	X	Director: Corkey Barnes	X
Treasurer: Donna Mackiewicz	X	Director: Tom Miller excused vacation	
Secretary: Kirk Carpenter	X	Members and Visitors Zoom Meeting	23

4. Consent Agenda: Approved at Business Meeting
5. Treasurer's Report: Donna Mackiewicz
  - a. Donna went over the Treasurers Report
6. Report of Committees
  - a. Channel Improvements Report: Ed Legan;
    - Discussed current state of funding
  - b. Architectural Review Report: Ernie Vasherresse;
    - \$60 fee paid from a new Seawall
  - d. Neighborhood Watch Report: Mike Herman;
    - Discussion of boat stolen from Keys Club yard was not actually stolen
    - Discussion of fuel stolen from boats in the keys
    - Kayak stolen off of a dock
    - Discussion of Shoreview property issues
    - Discussion of home on Venus Village being secured

- e. **Abatement Report:** Corkey Barnes, Kirk Carpenter, Ernie Vasherese, Donna Mackiewicz, Update on Violations
  - 58 Notices sent out to homeowners
  - 75 issues were followed up on
  - Discussion of non-compliance with POA Reg. and County Codes
  - 2 Hearings took place
- f. **CC&R's update:** Committee Ernie Vasherese, Don Whittier, Mike Herman, Steve Robin
  - Sterling Davis to have new CC & R's out by the end of September
  - Discussed cost to send out new CC & R's for voting
- g. **POA Newsletter:** Judy Bligh
  - Coming out October 1st
- h. **Admiral Report:** Keith Potter; Bob Tyler
  - Discussed current state of the fleet and repair costs
- i. **Grant and Funding;** Ed Legan, Donna Mackiewicz (CDFW)
  - Discussed current updates on all grant funding for all project in the keys, Schindler Creek, Primrose Project, Sediment Removal and restore project
- j. **Harvester Permit;** Ed Legan
  - Discussed that we will have the permit on October 1st
- k. **2024 POA Assessments:** Board Members Discussion
  - Discussed the board voted to raise the annual POA Dues to \$120.00
- l. **Audit Committee Report:** Don Whittier, Donna Mackiewicz, Mike Herman, Ed Legan
  - Discussed the audit took place on 9/20/23
- m. **Budget Proposal Report:** Mike Herman, Donna Mackiewicz, Don Whittier, Ed Legan
  - Discussed the Budget Proposal Meeting took place on 9/20/23
- n. **Late payments, Collection agency and foreclosure of properties;** Ed Legan, Donna Mackiewicz
  - Discussed late payments and repercussions to homeowners who do not pay their dues. Presented a list of CLK numbers of those homeowners who are past due
- o. **Siren Proposal;** Steve Robin
  - Discussed the proposal of installing an early warning siren in the keys

## 7. Unfinished Business:

- a. **Repairs to the fleet,** Keith Potter, Ed Legan, Kirk Carpenter
  - Discussed repairs that were made to spray boat
- b. **POA Weekly Communications:** Donna Mackiewicz
  - Property Manager Report: Went over the property manager report
  - Proposal of properties to be turned over to Collection Agency: Discussed earlier Article 6 section n.

## 8. New Business:

**a. Bids on POA truck and spray boat / purchase a used truck to replace**

- Discussed putting the POA truck and spray boat up for auction

**9. Correspondence:** Ed Legan / Donna Mack

- Discussion was held on all correspondence

**10. Open Forum:** None

**11. Next POA Board Business Meeting at the Keys Clubhouse: November 14th, 2023: Keys Club House, 5:00 pm**

**12. Next Scheduled POA General Meeting at the Keys Clubhouse 5:00 pm: November 18th 2023**

**13. Motion to adjourn meeting by Corkey B. / 2<sup>nd</sup> by Ernie V. at 6:05pm**

**Motion passed Yeas 6 Nays 0**

2023 POA Meeting Dates

Saturday September 23 <sup>rd</sup>	General Membership	5:00 pm
Tuesday November 14 <sup>th</sup>	Board of Directors	5:00 pm
Saturday November 18 <sup>th</sup>	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 board members 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 met then no decision or voting can take place. No minutes are recorded.

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