

LAKE MOOVALYA KEYS
Board of Directors Meeting Minutes
July 10th, 2023

CALL TO ORDER:

President Kevin Auman called the Board of Directors Meeting of the Lake Moovalya Keys to order at 6:00 p.m.

DIRECTORS PRESENT:

President	Kevin Auman	Lot 137
Vice President	Mark Volkoff	Lot 33 Zoom
	Kit Furnell	Lot 16
	Blane Coon	Lot 54
	Kathy Northcutt	Lots 73 & 102 Zoom
	Kyle Sullivan	Lot 196
	Chuck Smith	Lots 103/104 Zoom
	Chris Chambers	Lot 164
	Bill Woodward	Lot 148
	Karen Gallio	Lot 1
	Jack Sweeney	Lot 197

OTHERS PRESENT:

Recording Secretary:	Paul Gooding	Lot 132
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PRESENT VIA ZOOM:	Bob Colby	Lot 142
	Mel and Ellen Cadoret	Lot 111
	Marc Panetta	Lot 130 Zoom
	Elizabeth	Lot 148
	Dennis Smith	Lot 214
	Laura Parkhouse	Lot 40
	Kira Feola	Lot 110
	Ed Fields	Lot 115

CALL TO THE PUBLIC:

Mr. Auman asked if anyone had anything to discuss.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

Mr. Auman asked for a motion to approve the June 5th. Meeting Minutes. Mr. Sweeney made a motion, Mr. Coon seconded the motion. Motion was passed unanimously.

APPROVAL OF THE BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES

Mr. Auman asked for a motion to approve the June 10th Executive session. Mr. Sweeney had an objection to minutes. Mr. Auman said we would discuss them in an executive session.

After the executive session Mr. Sweeney made a motion to approve the June 2023 Executive Session Minutes pending an edit. Mr. Chambers seconded the motion. The motion passed unanimously.

FINANCIALS

Mr. Auman asked for a motion to approve the June 2023 Bookkeeper's Report, Prepaid Bills and Bills for Approval. Mr. Sweeney made a motion. Mr. Woodward seconded the motion. Motion was passed unanimously.

Mr. Auman asked for approval of the May 2023 Balance Sheet. Mr. Volkoff made a motion. Mr. Chambers seconded it. Motion was passed unanimously.

Mr. Auman asked for approval of the May 2023 Profit & Loss Statement. Mr. Sullivan made a motion. Mr. Sweeney seconded it. Motion was passed unanimously.

OLD BUSINESS

Construction Progress Report. Mr. Sweeney reported that the June Construction Report has been sent out via email, and we have eight (8) projects going on Lots 67, 203, 101, 168, 181, 211, 227, 230.

Lot 110 Architectural Committee

Mr. Sweeney had plans for Lot 10. He stated that the elevations and heights weren't properly listed.

Mr. Sweeney made a motion to not approve their architectural plans until the heights were clarified. Mrs. Gallio seconded the motion. The motion passed unanimously.

Discussion to Replace North Launch Ramp and Retaining Wall

Mr. Auman stated that there had been no further progress and that there were a couple of forms that were sent that needed to be addressed to go forward and that we hadn't had any luck with the various agencies we needed to contact first.

Asphalt Repair

Mr. Chambers stated that he approached Sunland, the contractor who just did the main streets, and that they are supposed to be getting us a bid. The Contractor basically said the job was too small to move their equipment to the Keys to do job.

Mr. Chambers got us a bid from Extreme Performance Contraction to replace the front gate area with concrete.

Mr. Sweeney made a motion to accept the bid from Extreme Contracting for \$12,700.00. Mr. Woodward seconded the motion. It passed unanimously.

Bridge Repair

Mr. Gooding Stated that Otis had already purchased the materials to fix the bridge.

Oleander Trimming

Mr. Gooding stated he had a couple of bids for trimming the Oleanders and building a block wall. He stated that he had two estimated for trimming, 4500 and 1700. He also stated he had two estimates for the block wall, one was \$45,000, one was 60,000 including removal of the oleanders. The board decided that all the options were too pricey and that we should trim them and maintain them once a year instead.

Mr Sweeney made a motion to go with the \$1700 bid to trim the oleanders. Mr. Gallio Seconded the motion. It passed unanimously.

Lot 126 Ticket Protest

Mr. Gooding had a protest from Lot 126 about their parking ticket. Mrs. Zwinger stated in her protest that the photo wasn't conclusive and that the time was short. Mr. Gooding showed the board the high res photo. Mr. Auman didn't think the time was a factor unless they were actively unloading/loading.

Mr. Sweeney made a motion to deny the protest to the ticket. Mrs. Gallio seconded the motion. The Motion passed unanimously.

Lot 115 Ticket Protest

Mr. Fields on Zoom wanted to protest his ticket for Lot 115. He stated that he didn't know who's car was parked in front of his house and that he wasn't there. Mr. Gooding stated he could not verify who's car it was, as it didn't have a lot tag on it.

Mr. Volkoff made a motion to dismiss the ticket. Mr. Sweeney seconded the motion. The motion passed unanimously.

NEW BUSINESS

EXECUTIVE SESSION

Executive session was held from 6:36 to 6:44.

Meeting adjourned at 6:45 p.m.

The next Board of Directors Meeting will be held on September 11th, 2023, 6:00 p.m. at the Buckskin Fire Department, 8500 Riverside Drive. This is an open Board meeting and will also be made available via Zoom.