



THE KEY NOTES

PROUDLY SERVING
THE KEYS GATE COMMUNITY

Since 2007

keysgatehometown.com

May 2022

issue number one hundred twenty four



9th Annual MILITARY APPRECIATION DAY

MILITARY AND CIVILIANS CONNECT AT
HOMESTEAD MILITARY APPRECIATION DAY

Specialized Vehicles, Food Trucks, Live Music & Fun for the Whole Family!

WHAT: Military Appreciation Day

WHEN: Saturday, May 14, 2020 2PM-6PM

WHERE: Harris Field Park- 1034 NE 8th Street, Homestead, FL 33030

On Saturday, May 14th, Harris Field Park will showcase all things military from 2pm to 6pm as specialized military vehicles and interactive displays take over for the 9th annual Military Appreciation Day. The free community event will take place at Harris Field Park located at 1034 NE 8th Street and aims to better unify civilians with all branches of the military.

Military Appreciation Day will be a chance to enjoy food, drinks, live music, and performances while checking out vintage and modern military vehicles such as boats, weaponry, and other interactive displays. Attendees will also be treated to a K-9 demonstration by the Homestead Police Department, and games and activities inside the children's area.

The Military Affairs Committee (MAC) will also offer a \$10 food voucher to active military members, reserve members, and veterans with a valid military ID. The vouchers are picked up at the MAC tent and can be redeemed at the festival's food trucks and other participating food vendors.

The event is a community effort organized by the City of Homestead in partnership with the Homestead Reserve Air Base, the Military Affairs Committee, Homestead Police, Best Studio Inn, the Seminole Theatre, and Homestead Main Street. For more information, visit www.cityofhomestead.com/military or call (305) 224-4570.

For more information please contact City of Homestead Public Information Officer Camila Varcarel at 305-224-4448 or cvarcarcel@cityofhomestead.com



Deliver By May 6th, 2022
TIME SENSITIVE - DO NOT DELAY

THE IMPORTANCE OF THE KEYS GATE COMMUNITY ASSOCIATION WEBSITE

The KGCA Website is the community's greatest tool for both business and social communication within Keys Gate. The main goal of the website is to create the centralized hub and connection between residents, board members, and the greater community. The website is designed to interact with residents and enjoys a healthy sense of community. The website includes:

- Neighborhoods Details and Delegate Contacts
- Community News
- Newcomers Guide
- Estoppel Requests
- Leasing in Keys Gate
- AT & T U-verse
- Monthly Fees
- Budgets
- Rules & Regulations
- Community Standards
- Board and Management Information
- Governing documents
- Amendments
- Emergency contact information
- Forms and Applications for various activities and requirements



The website is continuously updated. The latest update posted is the 18th amendment - The Towns at Seascape. This declaration amends all references to "Shoma Homes Keys Gate Condominium" and in November of 2021 updates to the Community Standards and Rules & Regulations. Just a few examples of the revolving Keys Gate Community.

To stay current and connected with all association news and updates, go to: www.keysgatehometown.com



UNFORGETTABLE FAMILY EVENT IN HOMESTEAD!

The Seminole Theatre always tries to make sure it has shows that everyone in Homestead can come and enjoy. This month, they will be having the multitalented performance art troupe, Artrageous! The whole family can enjoy this perfect event. Artrageous has a clever way of mixing music, dance, and singing in a way to paint the perfect masterpiece.

Audiences of all ages will be singing, clapping and event participating in creating the unique portrait that will only be available here in Homestead. The audience become participants of the show, not just watchers. For the brave audience members, they are invited to join the troupe on stage for special numbers featuring their creativity. For the more mild audience members, the Artrageous vocalists will instruct vocal parts as they sing along and use their souvenir finger lights to create a light show. Where else are you able to witness so many live arts be presented on one stage at the same time.

"This is the second time Artrageous comes to Homestead. The first time, everyone, especially the kids has an amazing time! This show is so unique every time because the audience also becomes part of the show. That's why I really enjoyed this show, they know how to bring everyone in the community together for an unforgettable night." Says Executive Director Katherine Rubio.

We hope to see all of Homestead come to this show and spend a night filled with laughter, art and new memories. Performance takes place Saturday, May 7th, 2022, at 8:00PM.

Artrageous - Art & Music Gone Wild! 05/07/2022. 8:00 PM: IMAGINE an artist creating a masterpiece before your eyes in mere moments. With a palette that also mixes captivating vocals, intricate choreography and exciting audience interaction Artrageous takes you on a unique visual journey packed with wild inspiration, creativity and fun! The Artrageous troupe of artists, musicians, singers and dancers pay tribute to a variety of art forms, pop icons and musical genres culminating in a gallery of fabulous finished paintings. The result? A one of a kind crossover experience!

The Storytellers: An Evening of Iconic Music! 05/14/2022. 7:00 PM: Enjoy a night of all of your favorite music. Storytellers is a duo that consists of Paul Crotty and Robert Garcia. Both musicians grew up during the most golden age music has ever experienced, and perform renditions of some of the most iconic songs in all of music history. So if you love the music of Boston, James Taylor, Journey, The Beatles, John Denver Pink Floyd, Led Zep and more...Performed with loads of harmony vocals and arranged in a way that makes you feel like you yourself are taking part in the creation of that

Continued on page 9...

ARBOR PARK (225 units)
Mr. Adrian F. Lopez
APDelegate@gmail.com

AUGUSTA GREENS I (34 units)
Mr. James ("Jimmy") Lipps
Augusta.GreensICondo@gmail.com

AUGUSTA GREENS II (34 units)
Alex Herrada
AlexHerrada@me.com

CALI GREENS (146 units)
Ms. Kristen Smith
3077 (Home)
CaliGreensDelegate2022@gmail.com

CENTERGATE (400 units)
Mr. Thomas L. Panos
greekty@bellsouth.net

DUNWOODIE (39 units)
Mr. Lawrence D. Meno II
Meno50@aol.com

EAST LAKE (139 units)
Mrs. Ileana Lopez
elvdelegate@gmail.com

FAIRWAYS (69 units)
Mrs. Evelyn Martin
FairwaysDelegate2018@gmail.com

KEYS LANDING (276 units)
Alice B. Fields
AliceFields305@gmail.com

NORTH GATE (539 units)
Mrs. Anna Greene
Delegate@NorthGateVillage.org

PALM BREEZE (245 units)
TBD

PALM COVE (161 units)
Mr. Grant E. Johnson
GJohn86122@aol.com

PALM ISLES ESTATES (96 units)
Mr. Charles G. ("Chuck") Schumacher
PIEDelegate@gmail.com

SEASCAPE POINTE (306 units)
Ms. Cassie Resnick
CResnick@MastCapital.com

THE SHORES (710 units)
Mr. Marvin G. Rivas
ShoresDelegate@gmail.com

TOWNGATE (325 units)
Mr. Donald E. ("Boomer") Gonzales III
cmyksst@aol.com

TOWNS AT SEASCAPE (217 units)
Mr. Jose Fabregas
JoseF@property-keepers.com

DELEGATES TO THE KEYS GATE COMMUNITY ASSOCIATION

TOWNGATE

Fellow TownGaters,

As some of you are aware, we have been experiencing some major issues regarding our dumpster corrals and recycling bins. We do know that we have our own issues with the way we are treating this area so we are not without fault, but it is absolutely unacceptable to come home from a hard day of work and see our dumpsters left out in the parking lot full of trash. Granted it is not happening all the time to the same corral, but is happening often to 1 or 2 of them. I reached out to Sean Fletcher, the city councilman for our district and Keys Gate resident, and sent him photos and videos of the issue. He was not happy, has addressed this situation and was assured that more attention will be paid to Town Gate. We do expect this problem to be resolved now, however should it happen again please report it to Blanca or security ASAP, so that we can let Councilman Fletcher know. In the meantime let's not forget that we also need to take responsibility for the corrals and recycle bins - their appearance is a reflection of who lives there.

There is another event heading our way! The Keys Gate Butterfly Park Grand Opening. Ignacio and his team have been working diligently adding more and more plants that attract butterflies and overall improving the park and it is now ready for its unveiling!! Enjoy food trucks, a DJ, and face painting. A rock garden will be created so that kids and adults can paint a personalized rock and place it in the garden. Come out and bring a blanket or some lawn chairs, eat pizza or BBQ and get a little closer to the Keys Gate mascot - the Butterfly.

Finally, June 1st is the beginning of Hurricane Season - here we go again! Let's hope for a slow rest of the year with no issues! In the meantime, get your household hurricane ready and have your plan in place in case we stay in the home depot cone of death till landfall - see pages 10 and 11 for some refreshing!!

- Boomer, TownGate Delegate



Homestead has been, and is still growing very fast, that is for sure! Keys Gate itself has just under 4000 homes, and a lowball resident count estimated at around 10,000 people. In a 2020 census, the City of Homestead was estimated to be around 70,000 residents. So as you can see, Keysgate makes up a large percentage of the Homestead population, and as a voting block we have some serious juice as a community. It is important to understand that if we learn to harness that power and work together to interject all of our wants and needs to local government, it will help every resident that resides here in the Keys Gate community. This is very important going forward. It is important to know that our board members, property managers, and delegates have a good rapport with the local officials, Mayor, council, Keys Gate vendors and residents. They are our first line of defense in a major situation - they must use their influence to get the best results for us, the residents of Keys Gate. The great new is Keys Gate residents do feel safe and secure, and are really quite happy living here, but as with anywhere else there are a few that have some issues and are frustrated with the procedures that are set in place. Some problems are easily resolved, and some are really complicated, and our Association and Board is our first line of defense when it comes to any and all issues. Today I had the opportunity to sit down with **Ignacio Mendez**, the **Senior Property Manager of the Keys Gate Community Association**, and asked him some questions so we could all get to know him a little better.

The readers and residents of Keys Gate would like to know, first off , who is Ignacio Mendez at home? At home I am a relatively low-key guy who enjoys listening to music, nature outings, meals with friends, and practicing the healing arts.

What is your day like when you get to the Keys Gate management office? Upon arrival, the day becomes packed with a full schedule involving customer service relations with homeowners and renters alike. Supervising, organizing, and directing our management team, security personnel, and maintenance team for special and routine work. My team and I are coordinating projects with hundreds of vendors that perform work in the neighborhoods, common areas, parks and facilities.

Is your job routine and predictable? Although the job is extremely demanding, I enjoy the challenges of dealing with anything and everything on a daily basis with a variety of projects and human personalities.

How do you feel personally when a resident comes to the association office upset and frustrated with a particular situation? My job is to provide the resident with the best possible place to live their lives. At that moment, I do my best to listen to that person's needs that have not been met and I try my best to resolve it. Generally, if it is a maintenance or service issue I will coordinate with staff or vendors to resolve their concerns. At other times, I will provide options that a resident may take to rectify an issue on their own if the issue is a homeowner responsibility.

Would you like to fix every problem that walks into the door of the association? 100% ! absolutely I would love to assist all residents to properly solve situations all the time, every day. However, some things are strictly the homeowner's responsibility. Having said that, my staff and I work diligently to help, while maintaining a professional focus. That means everything to me...I want to provide guidance while protecting the members of the association, as well as the association itself, that is my main priority. Everything my staff and I do must be fiducially responsible as well as legally sound. I want all residents to have a great quality of life in a well-maintained, safe , and beautiful environment.

Thank you Ignacio for your time. In next month's article we will get into more specifics: a breakdown of facility services and all the maintenance that goes into maintaining the Keys Gate community, what your fees are for, and how belonging to an association proves beneficial in overall costs of operations of a neighborhood of this size.

See you next month!!

Keysgate Community Association

EMPLOYEE

Spotlight

Meet William

My name is William Fernandez I have been working for the KGCA security department for 13 years. For 10 years I have been the Director Of Operations, and before becoming the Director I worked every KGCA security post, position, and shift - starting as a gate officer at North Gate. I value my position as the Director of Security, and work very hard to ensure that Keys Gate is one of the safest homeowner communities in Homestead. Since the day I became the Director I have said to all KGCA residents "feel free to contact me at any day or time" because I want to ensure our security team delivers excellent service.

DIRECTOR OF SECURITY
William Fernandez

KEYS GATE COMMUNITY ASSOCIATION TEAM MEMBERS

MANAGERS

KGCA - Senior Property Manager
Ignacio Mendez
Arbor Park
imendez@miamimanagement.com
Ext. 205

KGCA - Property Manager
Blanca Saenz
East Lake, North Gate, Towngate & The Shores
bsaenz@miamimanagement.com
Ext. 207

KGCA - Property Manager
Jessica Cardoso
Augusta Greens, Cali Greens, Dunwodie, Fairways, Palm Isles Estates, Center Gate and Keys Landing
jcardoso@miamimanagement.com
Ext. 214

STAFF MEMBERS

Community Standards Coordinator 1
Edgar Saenz
Center Gate, E. Lake, Augusta Greens, Palm Isles Estates Dunwodie, Fairways, & The Shores
kgcoordinator1@miamimanagement.com
Ext. 208

Community Standards Coordinator 2
Michelle Ortega
Arbor Park, Cali Greens, Keys Landing, North Gate & Towngate
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Ext. 204

Administrative Assistant
Taryn V. Torres
Arbor Park, Centergate, Keys Landing, North Gate, Palm Breeze/Palm Cove/Seascape
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Ext. 215

Administrative Assistant
Francesca Velarde
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Ext. 213

Customer Service
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kgcustomers@miamimanagement.com
Ext. 209

Front Desk/Receptionist
Sandra Serrano
kgfrontdesk@miamimanagement.com
Ext. 201

Account Services
tbd
Ext. 210

Emergency Security Concerns
William Fernandez
william.fernandez@universalpro.com
Ext. 206
Shift Supervisor: 786.858.1830

Tennis Director
David Disgdierrt
Tennis Pro Shop: 305-230-9770
Hours: M - Th: 3pm to 9pm

KEYS GATE
COMMUNITY ASSOCIATION

1541 SE 12th Ave, Suite 37, Homestead FL 33034
Tel:305-247-9800 • Fax:305-247-9898

4/12/22 DELEGATE MEETING RECAP

Delegates Present: Arbor Park: Adrian Lopez via Zoom, Augusta Greens I: Tom Gibson via Zoom, Dunwoodie: Larry Meno via Zoom, East Lake: Ileana Lopez via Zoom, Keys Landing: Alice Fields via Zoom, North Gate: Anna Greene via Zoom, Palm Cove: Grant Johnson, Palm Isle Estates: Chuck Schumacher, The Shores: Marvin Rivas via Zoom, Towngate: 'Boomer' Gonzales via Zoom

Delegates Absent: Augusta Greens II: Alex Herrada, Cali Greens: Matyas Bartha, Centergate: Tom Panos, Fairways: Evelyn Martin, Seascape Pointe: Cassie Resnick, Towns At Seascape: Jose Fabregas

Attendee:
MMI Senior Property Manager Ignacio Mendez

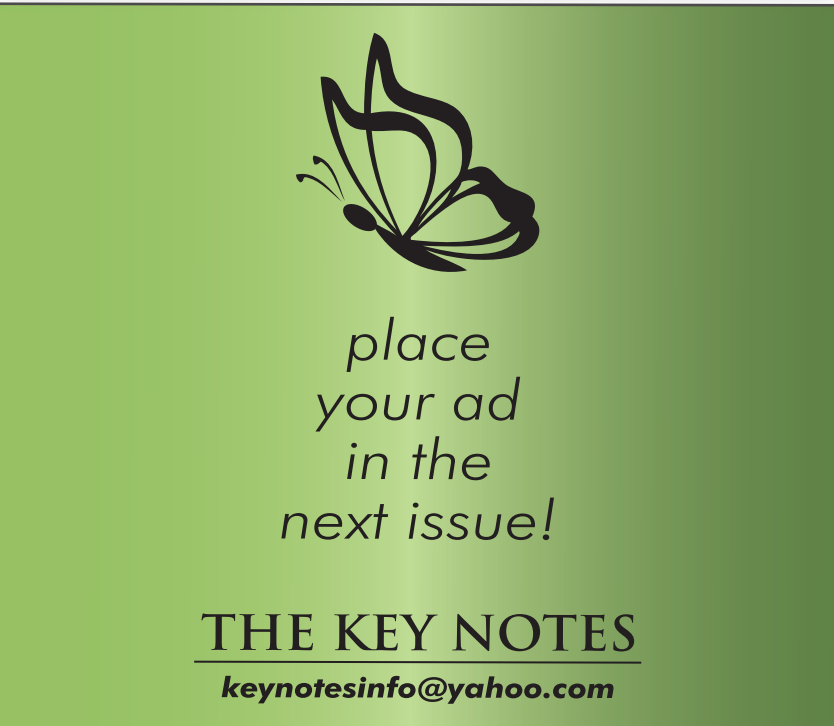
Old Business Items:

1. Ignacio reported that the speed detection sign was on Fairways Dr, and then on Dunwoodie Pl, and is currently in Arbor Park. Chuck requested the sign for Palm Isle Estates, and Grant requested it for Palm Cove.
2. Since none of the neighborhoods had a contested Delegate election, there is no need to conduct any voting at the April 19th Keys Gate Community Association (KGCA) Special Members meeting. Since there will be no voting, there is no need for homeowners to attend the meeting. The only item on the agenda is the appointment of the Neighborhood Delegates. There are no other items for discussion.
3. Currently, the Architectural Review Form is available at the KGCA website download page. Homeowners can complete the form, and submit the filled out application directly to their neighborhood administrative assistants via email or in person at the management office, along with any required supplemental documentation. After the technical web development work is finished, there will be an option for homeowners to submit ACC forms directly via the website. In the near future, Keys Gate Management will be advising homeowners on the proper procedure for using this form.
4. As requested by the Delegates, the KGCA Board contacted the Association attorney to obtain their input on how to handle harassment of Delegates and other Association employees or volunteers. Chuck sent out the response of the Attorney to the Delegates before the meeting. Tim Craig also obtained a statement from Colonel Scott Kennedy of the Homestead Police Department (HPD) which explains how individuals should respond to threats, and how the HPD will handle these situations. *(Please see the attached two documents on page 5 & page 8.)* No further action will be taken at this time.

New Business Items:

1. Anna reported that some of the North Gate residents are receiving their issues of The Key Notes so late that some of the advertised events have already occurred. This problem is caused by slow delivery by the post office. After some discussion by the Delegates, it was decided that copies of The Key Notes will now be available at the beginning of each month at the Royal Palm Clubhouse. Also, Miami Management (MMI) personnel will send out a Constant Contact email at the beginning of each month to all registered homeowners and residents with a link to the KGCA website where the current version of The Key Notes will be available online.
2. Ignacio advised that there will be updated "pre-approved" paint color patterns for single family homes. Ignacio will contact Larry for his technical help reviewing how his Villages management team is currently handling ACC application colors on their online website. Homeowners will be able to use the online Architectural Review Form to specify a color pattern for the walls, trim, doors, etc. Using the pre-approved patterns will eliminate the homeowner from having to supply paint chips, and dropping them off with the form at the MMI Office. Homeowners requesting approval for other color patterns will still be required to supply paint chips, and drop them off with the form at the MMI Office.
3. The KGCA pickleball and tennis courts are being refurbished. Pickleball courts will have new nets, fencing, windscreens, and will be resurfaced. Tennis courts are also being resurfaced; courts will be blue with a green perimeter area around each court.
4. Dunwoodie now has 5 - 7 peacocks residing in that neighborhood. They have also been seen in Fairways and the Augusta Greens neighborhoods. Peacocks are known to damage automobile rubber seals and paint finishes. Larry reported that there are also ducks and geese that cause problems in Dunwoodie. Anna will provide Ignacio with names of organizations that will relocate the peacocks. In the past, the Association reached out to several local government agencies and found out that they do not relocate nor deal with peacock populations. Residents should REFRAIN from feeding these animals or any other wildlife.
5. Chuck has been in contact with Tim Craig, Adrian, and Marvin concerning the expiration during 2024 of the AT&T contract for our internet and U-Verse television service. This contract was started in 2009, and many changes have occurred since then in television broadcasting technology. Tim requested Chuck to obtain input from the Delegates on how the KGCA television and internet needs should be specified for the upcoming bidding process. In order to ensure that all Delegates are aware of the television broadcasting "state of the art", Chuck asked Adrian to make a presentation on this at our next Delegate meeting. Adrian agreed, and Boomer and Marvin offered to help Adrian. After the presentation, the Delegates will provide input to Chuck to be reviewed by Tim.
6. Chuck asked the Delegates for their input on returning to in person Delegate meetings instead of the current Zoom meeting system. Multiple Delegates requested to maintain the Zoom possibility as an option. Some Delegates thought that in person meetings were better, but some others thought that the Zoom format was more controlled with fewer interruptions. No changes will be made to the current format which provides the option of participating in person at the MMI conference room or via Zoom.
7. Chuck thanked Tom Gibson and Matyas Bartha for their service since they will not be remaining in their Delegate positions after April 19, 2022.

Chuck Schumacher Delegate Chairman *Continued on pages 5 & 8 ...*



SEMINOLE

SHOWCASE SERIES

Your historic performing arts
center of Homestead, FL

May 2022



ARTRAGEOUS - ART & MUSIC GONE WILD! - 05/07/2022
IMAGINE an artist creating a masterpiece before your eyes in mere moments. With a palette that also mixes captivating vocals, intricate choreography and exciting audience interaction! Artrageous takes you on a unique visual journey!

THE STORYTELLERS: AN EVENING OF ICONIC MUSIC! - 05/14/2022
Enjoy a night of all of your favorite music. Storytellers is a duo that consists of Paul Crotty and Robert Garcia! you owe it to yourself to check out Storytellers!



SCAN TO VISIT OUR WEBSITE FOR AN UPDATED EVENT CALENDAR!

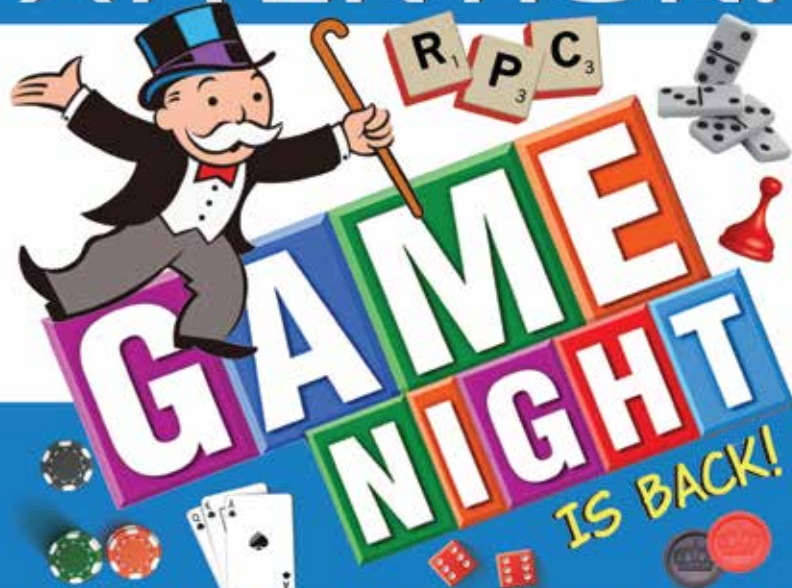


Follow us @SeminoleTheatre

Visit Our Website www.seminoletheatre.org
18 N Krome Ave Homestead FL 33030 786-650-2073
Box Office Hours: Thur - Sat 12 pm -5pm

ATTENTION!




GAME NIGHT

IS BACK!

FOOD • FRIENDS • FUN

6 pm • friday may 27th • \$10 pp





The Keyes Company

LESLEI BURKHEAD
(305) 282-9603
Email: lesliburkhead@gmail.com
www.lesliburkhead.com
www.facebook.com/sfrealestateteam/



LET'S TALK REAL ESTATE!

Leslei has been a real estate agent since 1992. She has been a consecutive top producing agent for the past 28 years moving billions in real estate transactions. Last year she moved over \$31 million.

Leslei with an "i" for Real Estate

SEMINOLE CONTINUED FROM PAGE 1...

moment that very experience you owe it to yourself to check out Storytellers!

Luis Alas- Live in Concert! 05/20/2022 8:00 PM: Back! Better & Stronger is the anthem and album title that Luis will be releasing in 2022 and sneaking to his native Miami fans at this May 20th show at the historic Seminole Theatre. During the pandemic, many artists including Luis feared that as more and more time passed with them not performing live they might lose their fans and not have anyone to perform in front of when this was all over. But, something interesting happened, many artists like Luis during this time rather than losing fans and listeners actually grew their fan base through many social media live streams and fan interaction. Now they're yearning to see these artists live once again.

Carpenters Legacy! 09/23/2022 8:00 PM: Direct from Las Vegas, Carpenters Legacy: A Re-creation of the 1976 UK Tour is the definitive show celebrating the music and legacy of the famed brother-sister duo. Starring Sally Olson as Karen Carpenter and Ned Mills as Richard Carpenter, the show is a re-creation of the 1976 UK tour, featuring hits including "We've Only Just Begun", "Yesterday Once More", "Superstar", Karen's drum solo, Richard's classical piano feature, a Spike Jones parody of "Close To You", comedy antics and much more. The show opens with a zesty tribute to Herb Alpert & The Tijuana Brass.

For a full list of upcoming performances visit www.seminoletheatre.org. At this time our box office remains closed, tickets are available for purchase online or on show day through our box office. For any questions or concerns call 786-650-2073 or email info@seminoletheatre.org



CELEBRATE MOTHER'S DAY AT THE HISTORIC DEERING ESTATE IN MIAMI

The Deering Estate is the perfect setting to celebrate Mother's Day in Miami! Bring a picnic and enjoy the open space, wildlife viewing, bay vistas and self-guided access of the museums. Guests can also spend some time on the smooth waters of Biscayne Bay on a Mother's Day Bay Cruise.

Mother's Day Brunch: Bring your own picnic - Sunday, May 8, 10 a.m. - 4 p.m. \$15 for adults & \$7 for children (ages 4-14); Plan your visit and purchase general admission tickets online (<https://deeringestate.org/plan-your-visit/>). Free for Deering Estate Foundation Members. Become a member today! Treat mom to a day out that she deserves. Bring a picnic and enjoy a relaxing day outdoors among the Royal Palm trees overlooking the quiet waters of Biscayne Bay. Guests can also enjoy a Nature Preserve Tour at 12:30 p.m. Mother's Day Bay Cruise - Sunday, May 8, 11 a.m. - 1 p.m. or 2 p.m. - 4 p.m. \$45 (ages 4 & up); Space is limited. Purchase tickets online <https://deeringestate.org/plan-your-visit/>.

The Pelican Skipper pontoon boat will depart from Deering Estate on a Bay Cruise on Mother's Day. Cruise across the smooth waters of Biscayne Bay where you have the opportunity to see wildlife that inhabits the waters including manatees and dolphins. Enjoy a glass of complimentary champagne as you disembark and explore the Deering Estate grounds.



DELEGATE CONINUTED FROM PAGE 3

RESPONSE OF THE ATTORNEY TO THE DELEGATES

April 10, 2022

Hello Delegates,

At our last meeting, everyone agreed that I should request the KGCA Board to determine if anything could be done to mitigate the harassment that Anna was receiving from one of the North Gate homeowners. I first contacted Tim Craig, and later Patrick Gleber. The three of us then spoke with the Association Attorney. As you can see from the following Tim Craig document, our attorney is recommending that any Delegate or MMI employee that feels threatened, should contact the Police directly to file a report. Our attorney stresses the importance of quickly documenting any incident in writing to establish a history of harassment.

Our attorney also reviewed the KGCA documents concerning homeowners creating a nuisance. It is possible that this could be used, but mainly in cases involving an actual confrontation between the homeowner and the Delegate or MMI employee.

Please review this information, and we will discuss this further during our meeting next Tuesday, April 12.

Thanks, Chuck

Chuck;

Per instructions from the Board of Directors of the Keys Gate Community Association, please distribute the email below to the Delegates, in order that they may then in turn share it with their fellow neighborhood residents. Thank you.

Sincerely,

Timothy L. Craig Community Liaison
Representative of the Board of Directors Keys Gate Community Association

Dear Delegates:

It has come to the attention of the Board of Directors of the Keys Gate Community Association (KGCA) that there are Keys Gate residents who are consistently acting in an offensive and abusive manner, e.g., using foul language, verbally attacking Association representatives, sending threatening emails, making personal attacks on a representative's character, etc. Such behavior is unacceptable, and no representative of the Association, e.g., Delegates, Miami Management, Inc. (MMI) Keys Gate staff, St. Moritz security personnel, etc., should be subjected to such reprehensible and inexcusable treatment. As the Board considers this a very serious matter, we consulted KGCA's legal counsel, seeking advice as to what remedies or measures may be taken to curtail any such profane and disrespectful, rude and vulgar, communications or actions. Below are the pertinent portions of the response received from the legal counsel, containing the recommended actions that may be taken when confronted by this type of behavior.

LEGAL COUNSEL RESPONSE:

As discussed, if an Association representative ever feels personally assaulted or physically threatened by any individual, we strongly recommend she or he contact the police directly and file a police report, and may also wish to pursue seeking a restraining order. Depending on the type of conduct, it may also fit within the nuisance provision under the governing documents, which could be addressed through a cease and desist notice by the association. The nuisance provision is found in Section 16.6 of the Amended and Restated Declaration, and reads as follows:

16.6 Nuisances. Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the Neighborhood. Any activity on a Lot which interferes with television, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board, which shall render a decision in writing, which decision shall be dispositive of such dispute or questions.

While "annoyance or nuisance" is referenced as to "on any Lot", if the offending conduct was in person (particularly if on the Delegate's lot, but potentially on any lot), the conduct may well meet the definition. If the offending conduct was by telephone or via email, on the other hand, we may still have an argument as to the applicability of this provision depending on the circumstances and relying in part on the discretion the provision grants to the Board in determining whether the conduct does in fact constitute a nuisance.

If the offending individual fails to then cease and desist from such nuisance behavior after receiving notice of the same, the association could consider pursuing the option of filing a lawsuit against that person for an injunction to enjoin him or her from assaulting/approaching a Delegate, the management office, etc. It is important to document each incident in writing including detailing the date, time and description of the behavior so we have an established pattern and can evidence the same. We would also need a fairly current incident in order to be actionable versus an old incident that has not occurred again.

Thank you for your time and attention, assistance and cooperation, in this serious issue, and for your continuing efforts on behalf of your fellow neighbor residents, and the entire Keys Gate Community.

Sincerely,

Tim Craig
Representative of the Board of Directors Keys Gate Community Association



WE'RE BACK!!

EVERY MONDAY NIGHT AT 7 PM

ALL KEYS GATE RESIDENTS WELCOME!

ROYAL PALM CLUBHOUSE IN NORTHGATE
2700 NORTH GATE PLACE • 305.230.0002



MEMORIAL DAY
REMEMBER AND HONOR

MONDAY, MAY 30TH



Pancake Breakfast

@ the north gate
royal palm clubhouse

IS BACK!!!

\$5
Per Person
\$2 Children
7 & under

Open to All KeysGate Residents



SAT
MAY 14TH
2PM - 6PM

9th Annual MILITARY APPRECIATION DAY

HARRIS FIELD PARK
1034 NE 8th Street | Homestead, FL 33030

FREE FOOD VOUCHER WITH MILITARY I.D.
While supplies last.

**LIVE MUSIC
FOOD TRUCKS
MILITARY DISPLAYS
KIDS' ZONE**

CYBRARIUM
HOMESTEAD FLORIDA

MAC

MIAMI HERALD
el Nuevo Herald

ES STUDIO

POLICE

CITY OF HOMESTEAD

COMMUNITY BULLETIN BOARD



KEYS GATE TENNIS CLUB

**COMBINE FUN & FITNESS
AND IMPROVE YOUR GAME
AT THE KEYS GATE TENNIS CENTER!**

SINGLES PLAY ONLY

FREE FOR KEYS GATE RESIDENTS!!!

DAVID DISGDIERRT
Tel: 305.230.9770
Mon. - Thurs: 3pm - 9pm
Sat: 8 am - 12 pm

ADULT DOUBLES: 6 PM - 8 PM Mondays, Tuesdays, Wednesdays, & Thursdays
SATURDAY CLINICS: 8 AM - 9 AM / Adults • 9 AM - 12 PM / Children & Young Adults
PLEASE CALL THE PRO SHOP TO PRE-REGISTER.



KEYS GATE
COMMUNITY ASSOCIATION
presents:

THE KEYS GATE
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Park

GRAND
Opening

SAT. MAY 14TH | 4PM - 7PM

FOOD TRUCKS | DJ
PHOTO BOOTH | FACE PAINTING
Don't Forget Your Lawnchairs or Blankets!
Paint your own rock to add to our rock garden!

2300 Palm Drive - Adjacent To The Keys Gate Golf Course



BULK ITEMS MUST *NOT* BE PLACED AT THE CURB ANY EARLIER THAN **24 HOURS BEFORE YOUR COLLECTION DAY.**

Residents who do not follow this rule will be subject to violation and resulting fines.

WHY LIST WITH VEEPKA:

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- ☑ **28 YEARS' EXPERIENCE**
- ☑ **PROFESSIONAL PHOTOGRAPHS**
- ☑ **MILITARY DISCOUNT - \$1 000 BACK AT CLOSING**
- ☑ **I ANSWER THE PHONE!**

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305-393-0923
Email: **Veepka@aol.com**

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DELEGATE RECAP CONTINUED FROM P. 3

STATEMENT FROM COLONEL SCOTT KENNEDY OF THE HOMESTEAD POLICE DEPARTMENT (HPD)

Dear Scott;

Per our conversations, recent and previous, it is my understanding that if an individual feels or believes that he or she is threatened – even though an explicit threat may not have been made – then there are specific actions that a “threatened” individual may, or should, take vis-à-vis the Homestead Police Department. Please provide me with a detailed explanation or description of what those actions or steps are. As always, thank you for your time, attention, and assistance in this request, and I look forward to your invariably prompt and informative response.

Sincerely,

Timothy L. Craig Community Liaison
Representative of the Board of Directors Keys Gate Community Association

From: Colonel Scott Kennedy
Sent: Wednesday, April 13, 2022 6:45 AM
To: Timothy L. Craig
Subject: Re: "Threats"

Good morning Tim,

Per our conversation, from a law enforcement perspective, I would recommend that anyone that is feeling threatened, even though an explicit threat was not made, should notify the Police Department of the concern(s), and have an officer investigate the situation, to determine if it requires further action.

The initial officer that responds will gather the facts of the complainant's concerns, and determine if additional action is warranted. Many times, after gathering the facts surrounding the complainant's concerns, law enforcement will seek legal advice from the State Attorney's Office, to determine if their office recommends pursuing criminal prosecution of the incident(s). Regardless of the outcome of the initial investigation, the complainant can request that his/her concerns be documented by law enforcement in a police report, to make it a part of record.

If the incident doesn't meet the criteria of criminal prosecution, our Department also offers the option of an officer from our Community Policing Unit intervening, by meeting separately with the complainant, and the individual causing the threat concerns. We often see that this type of intervention results in the Community Policing Officer being able to use techniques that de-escalate a situation which are considered to be “on going” and/or repetitive in nature.

Please feel free to contact me on the specific situation we had discussed, so I can direct the appropriate law enforcement involvement to hopefully resolve the concerns of the individual that feels threatened.

Have a great day and hope to speak to you soon.

Sincerely,

Colonel Scott Kennedy

**GATE ACCESS SOFTWARE:
FREQUENTLY ASKED QUESTIONS**

1. Will our barcodes work? Do we need new ones? YES, they will. There are no changes to your barcodes. Please proceed through the gate as normal.

2. I've lost/didn't receive the information letter sent to all owners. How can I get the information? If you didn't receive the letter and instructions, please contact us to verify we have your most current information. You can contact management at 305.247.9800.

3. Am I required to access the system online? No. It is simply an easy way to manage your visitors without having to call the gate. If you choose not to use the system, you can still phone the gate to arrange visitor passes.

4. I don't know my verbal passcode/I received my verbal passcode but want to change it. Contact management at 305.247.9800.

5. How do I change my user name and password? Once you've logged in with your community code and temporary credentials, you'll see a "Login Information" tab. Click that tab and proceed to update your username and password. Please follow the directions carefully. The username and passwords are case sensitive. Avoid using symbols and do not use spaces. Once you've entered your updated information, click "Update Information." If your information was updated successfully, you will see the message "Your username and password have been updated successfully" in small green print above the login information tab. It may look like the system didn't accept the information because the fields will then become empty. Don't worry, the information was updated.

6. How do I access the ABDI GateAccess app for my smart device? The app can be downloaded from the App Store or Google Play. Search for ABDI GateAccess (the icon is a red stop sign on a white background). NOTE: Your login information needs to be updated through www.gateaccess.net on your home computer, laptop or tablet before you can begin using the app. Also, if you haven't installed the latest system updates to your phone or tablet, the app will deny access until the updates are installed.

7. I own more than one property; can I use the same username and password for both? No. Each property has a unique username and password.

8. I've tried to access the system and am locked out. The system allows 3 login attempts. If incorrect information is entered more than 3 times, the system will lock for 60 minutes. Wait 60 minutes, verify your information and try again with the correct information.

MAKE GATE WAIT TIME SHORTER



HURRICANE PREPAREDNESS CHECKLIST

Hurricanes and tropical storms are rotating storms that form over warm waters. These storms bring high winds, heavy rain, storm surge (rise in water level), flooding and tornadoes. Climate change has caused hurricanes to strengthen faster and bring heavier rainfall. The most common cause of death during a hurricane is from drowning. These storms are dangerous and can damage places far inland. But we can take action to prepare. Prepare now to protect yourself, your loved ones and your home.

WHAT TO DO: BEFORE

MAKE PLANS TO STAY SAFE

Determine your best protection from high winds and flooding. Have a plan to evacuate and a plan to shelter safely.



If advised to evacuate, do so immediately

- You may have to leave your home quickly and go to a safe place.
- Know where you will go, how you will get there and where you will stay.
- Plan well in advance if you will need help leaving or use public transportation.
- Mobile, manufactured, trailer homes and recreational vehicles (RVs) are not safe in high wind events. Plan ahead by preparing to evacuate to a safe location.

Plan to shelter safely

- Be ready to live without power, water, gas, phone and internet for a long time.
- Practice going to a designated safe shelter for high winds. The next best protection is a small room with no windows on the lowest level of a sturdy building that is not likely to flood.
- Be aware that flooding can happen quickly. Have a plan to evacuate fast before floodwaters reach you.
- Create a personal support team of people you may assist and who can assist you.



Plan to stay connected

- Sign up for free emergency alerts from your local government.
- Plan to monitor local weather and news.
- Have a backup battery or a way to charge your cell phone.
- Have a battery-powered radio during a power outage.
- Understand the types of alerts that you may receive and have a plan to respond when you receive them.
 - A **WATCH** means **Be Prepared!**
 - A **WARNING** means **Take Action!**
 - Alerts you may receive include: Hurricane Watch and Warning, Tropical Storm Watch & Warning, Extreme Wind Warning, Storm Surge Watch & Warning, Flash Flood Watch & Warning, Flood Watch & Warning.



Learn emergency skills

- Learn First Aid and CPR.
- Be ready to live without power. Utilities may be offline. Be ready to live without power, gas and water. Plan for your electrical needs, including cell phones and medical equipment. Talk to your doctor. Plan for backup power.



Gather emergency supplies

- Gather food, water and medicine. Stores and pharmacies might be closed. Organize supplies into a Go-Kit and a Stay-at-Home Kit.
- Go-Kit: at least three days of supplies that you can carry with you. Include backup batteries and chargers for your devices (cell phone, CPAP, wheelchair, etc.)
 - Stay-at-Home Kit: at least two weeks of supplies.
 - Have a 1-month supply of medication in a child-proof container and medical supplies or equipment.
 - Keep personal, financial and medical records safe and easy to access (hard copies or securely backed up). Consider keeping a list of your medications and dosages on a small card to carry with you.



Protect Your Home

Wind

- Secure or bring inside outdoor items, such as lawn furniture and trash cans, that could be picked up by high winds and hurt someone.
- Anchor objects that would be unsafe to bring inside, such as gas grills and propane tanks.
- Trim or remove trees close enough to fall on your home.
- Protect windows with permanent storm shutters or sheeting



Continued on page 10...

ATLANTIC STORM NAMES

2022

ALEX	IAN	RICHARD
BONNIE	JULIA	SHARY
COLIN	KARL	TOBIAS
DANIELLE	LISA	VIRGINIE
EARL	MARTIN	WALTER
FIONA	NICOLE	
GASTON	OWEN	
HERMINE	PAULA	

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KEYS GATE Classifieds

Sell your stuff, advertise jobs or a place to rent. You can do it ALL here!

Deadline for ads is the 10th of the month prior to publication, must be paid in advance.
Contact keynotesinfo@yahoo.com

PLACE AN AD

Place a small classified ad and picture for \$40.



BURIAL PLOTS FOR SALE - PALMS-WOODLAWN CEMETERY

7 burial plots at Palms-Woodlawn. All in Section 5. Reduced from current retail price. Buy as many or as few plots as you'd like. Please contact Mitch at 786-295-0156 for pricing and information.

What Can Be Recycled?

YES

NEWSPAPERS ♻ MAGAZINES ♻ CATALOGS ♻ JUNK MAIL ♻ CEREAL BOXES ♻ PHONEBOOKS
DRY FOOD BOXES ♻ CHIPBOARD ♻ HARD/SOFT COVER BOOKS ♻ FLATTENED CARDBOARD
ALUMINUM/TIN CANS ♻ EMPTY AEROSOL CANS ♻ GLASS BOTTLES, JUGS AND JARS
PLASTIC CONTAINERS MARKED (#1-#7) (No Plastic Bags Or Styrofoam)

All Materials Must Be Broken Down And Placed Inside The Containers

NO

GARBAGE ♻ YARD WASTE ♻ HAZARDOUS MATERIALS ♻ LIGHTBULBS ♻ WINDOW GLASS ♻ MIRRORS
ELECTRONICS ♻ DISHES ♻ CUPS ♻ FOOD ♻ DIAPERS ♻ STYROFOAM ♻ PLASTICS OTHER THAN CONTAINERS

KEYS GATE COMMUNITY ASSOCIATION

WARNING

Recycling Is Important To Our Environment, But It Also A Privilege!
Continued Disregard For The Contents Allowed Within This Container Could
Result In The Removal Of The Recycle Bins By The City Of Homestead.

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**2 TO 4 TIMES
MORE LIKELY**
to also drive distracted

Information from University of Michigan Transportation
Research Institute and Toyota Motor Sales USA Inc.
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2101257

HURRICANE PREPAREDNESS CHECKLIST CONTINUED...



Flood

- Clean out drains, gutters and downspouts.
- Stockpile protective materials such as plastic sheeting and sandbags.
- Consider installing a sump pump with battery backup.
- Consider elevating the heating system, water heater and electric panel.
- Review insurance policies with your agency.



- Be aware of carbon monoxide poisoning. Prevent carbon monoxide poisoning. Gasoline, propane, natural gas or charcoal-burning devices should never be used inside a home, basement, garage, tent or camper – or even outside near an open window. Carbon monoxide can't be seen or smelled, but it can kill you fast. If you start to feel sick, dizzy or weak, get to fresh air right away – do not delay.



WHAT TO DO: DURING

If local authorities advise you to evacuate, go right away.

- Bring your Go-Kit.
- Follow evacuation routes and do not try to take shortcuts because they may be blocked.
- Check with local officials for shelter locations. Download the Red Cross Emergency App to find shelters near you.

Determine your best protection for high winds and flooding.

- Take shelter in a designated storm shelter or an interior room for high winds.
- Stay away from glass windows and doors.
- Move to higher ground before flooding begins.

Never walk, swim, or drive through floodwater. Remember, Turn Around! Don't Drown!



Stay Healthy

- When in doubt, throw it out! Throw out food that got wet or warm.
- Ask your healthcare provider or doctor about refrigerated medicines.
- Hurricanes and flooding can make drinking water unsafe. Monitor your local health department for information about drinking water safety



WHAT TO DO: AFTER

Stay Safe

- Wait for officials to say it is safe before going back home.
- Avoid damaged or fallen power lines, poles and downed wires. They can electrocute you.
- Do not touch floodwaters because they may contain sewage, bacteria and chemicals that can make you ill.
- If power is out, use flashlights or battery-powered lanterns to reduce fire risk.



Cleanup Safely

- Wear appropriate protective equipment including gloves, goggles and boots.
- Clean and disinfect everything that got wet.
- When cleaning heavy debris, work with a partner.
- Make sure that you have proper training before using equipment, such as chainsaws.
- Heart attacks are a leading cause of deaths after a hurricane. Be mindful of overworking.
- Cleaning up is a big job. Take breaks & take care of yourself.



Take Care of Yourself


- It's normal to have a lot of bad feelings, stress or anxiety.
- Eat healthy food and get enough sleep to help you deal with stress.
- You can contact the Disaster Distress Helpline for free if you need to talk to someone. Call or text 1-800-985-5990.




Prepare so you can protect.

| For more information, visit [redcross.org/prepare](https://www.redcross.org/prepare)

| Download the Emergency App



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ATTENTION KEYSGATE RESIDENTS!



Become a member of the 

ROYAL PALM CLUBHOUSE



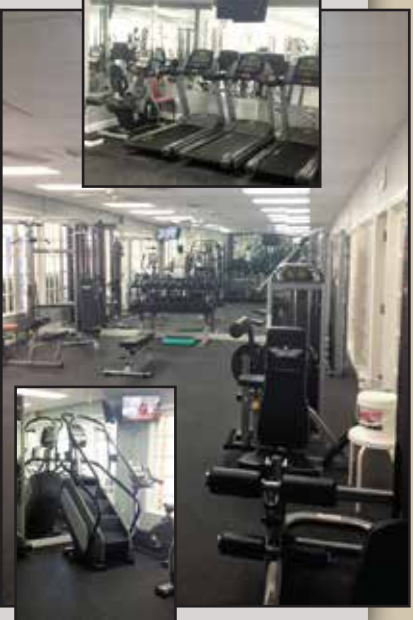
Now is the time to sign up for the Royal Palm Clubhouse. **Come visit our new and improved facilities!** We have a new and improved resort style pool area, state of the art gym, and we invite you to take part in our montly festivities and events that include fresh home cooked meals for a fraction of the cost of going out to eat. Your clubhouse ammenitites include:

- Gorgeous Swimming Pool & Newly Remodeled Surrounding Deck Area
- Full Men's & Women's Locker Rooms with Showers & Swedish Saunas
- Fully Remodeled State of the art Gym • Jacuzzi • Arts & Crafts Room
- Card Room • Billiards Room • Community Library
- Regulation Shuffleboard Court • Table Tennis

With all that is going on at the RPC, now MORE THAN EVER is the best time to join or renew!!! For more information call John Beck.



ROYAL PALM CLUBHOUSE at KeysGate
2700 North Gate Place 305.230.0002



MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 BINGO at the RPC Open to all Keys Gate Residents/7 PM	3	4	5	6	7 Pancakes Are Back At The Rpc!
8 Mother's Day	9 BINGO at the RPC Open to all Keys Gate Residents/7 PM	10 Committee of the Whole (COW) 5:30 PM	11	12	13	14 Butterfly Park Grand Opening 4PM - 7PM
15	16 BINGO at the RPC Open to all Keys Gate Residents/7 PM	17	18 City Council Meeting 6 pm	19	20	21 Armed Forces Day
22	23 BINGO at the RPC Open to all Keys Gate Residents/7 PM	24	25	26	27 Game Night At The RPC is BACK!!!	28
29	30 Memorial Day BINGO at the RPC Open to all Keys Gate Residents/7 PM	31				