



THE KEY NOTES

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Dec 2022

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LOSNER PARK REOPENS



The streets of Downtown Homestead were buzzing on Saturday, November 5th, as thousands of attendees flocked to the streets for the Grand Opening of Losner Park. The festivities kicked off the reopening of Losner Park, which will serve as the heart of Downtown Homestead for residents and visitors alike to gather. The completion of the project signifies another piece of the puzzle in the Downtown Revitalization effort. Completed projects include reopening the Seminole Theatre in, after nearly 40 years of closure, the new Homestead City Hall, Police Headquarters, Homestead Station, the Cybrarium, and finally in the reopening of Losner Park.

The afternoon kicked off with a Ribbon Cutting Ceremony, Eats and Beats food trucks, a craft vendor market, a live performance by Steve Augeri, and an epic fireworks finale.

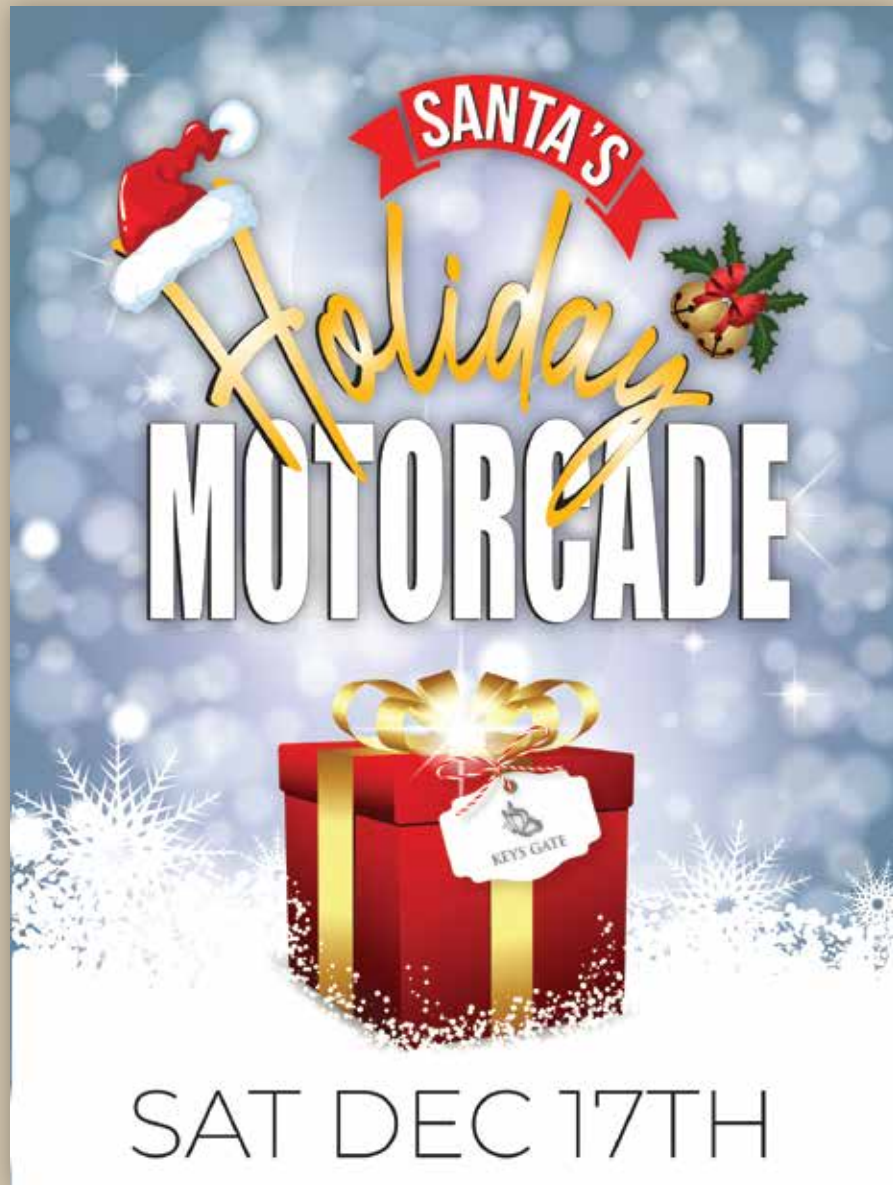
The Ribbon Cutting Ceremony took place at the entrance to Losner Park, where Homestead's Mayor & Council, distinguished dignitaries, and the Losner family filled the stage for the momentous occasion. Following their remarks, the countdown began as the ribbon was cut with explosive confetti display as Journey's song "Don't Stop Believing" ushered the crowd into the park.

Hundreds of children played in the all-ages playground, complete with a massive "boomerang" play structure, as parents looked on with joy.

Near the back of the park, visitors admired the Veterans' Memorial, whose honed black granite surface is adorned with the names of local servicemen and women. Attendees also enjoyed the unveiling of the Everglades Safari Augmented Reality Experience. They were seen excitedly collecting and learning about the Everglade's animals. While strolling through the park, guests enjoyed the native trees and plants that make up the lush landscaping.

Losner Park is officially open for visitors and residents to enjoy in the heart of Downtown Homestead Monday through Sunday from Sunrise to 10:00 PM. The new Losner Park is part of an overall vision to revitalize Downtown Homestead. Other completed projects include the Homestead Cybrarium, Homestead Station, Seminole Theatre, City Hall, and Police Headquarters.

Learn more at www.discoverdowntownhomestead.com.



**YOU BETTER WATCH OUT, YOU BETTER NOT CRY,
YOU BETTER NOT POUT, I'M TELLING YOU WHY...
SANTA CLAUS'S MOTORCADE
IS RETURNING TO KEYS GATE!**

Taking a break from the bitter cold of the North Pole, Santa and his merry teams of elves arrive at Keys Gate for a jaunt through the neighborhoods on **December 17!**

Santa is scheduled to arrive in Palm Isles at 4 pm, then carry on through the entire community of Keys Gate - you can see his route in the center spread. Santa will have candy and gifts for all the children, and he is excited to see everyone again. Families can see Santa from nearby neighborhood streets and front yards, and the bonus of his motorcade coming to us is it makes it easy to attend!

When Old Saint Nick is scheduled to visit your street, you just pop out of the house and wave as he passes. Last time a few of the neighborhoods even turned Santa's visit into an opportunity to spend time with their neighbors so don't forget to call your friends and neighbors and make an evening of the occasion! Please, **do not park on the street if you are on the parade route** - Santa will need a clear path for his sleigh. For more information, call the Royal Plam Club House at 305.230.0002.

**Deliver By Dec. 7th, 2022
TIME SENSITIVE - DO NOT DELAY**



Any reference in the Key Notes to any person, or organization, or activities, products, or services related to such person or organization, do not constitute or imply the endorsement, recommendation, or favoring by the Keys Gate Community Association.

<div>DELEGATES TO THE KEYS GATE COMMUNITY ASSOCIATION</div>			
ARBOR PARK (225 units) Mr. Adrian F. Lopez <i>APDelegate@gmail.com</i>	DUNWOODIE (39 units) Mr. Lawrence D. Meno II <i>Meno50@aol.com</i>	NORTH GATE (539 units) Mrs. Anna Greene <i>Delegate@NorthGateVillage.org</i>	SEASCAPE POINTE (306 units) Ms. Cassie Resnick <i>CResnick@MastCapital.com</i>
AUGUSTA GREENS I (34 units) Mr. James ("Jimmy") Lipps <i>Augusta.GreensICondo@gmail.com</i>	EAST LAKE (139 units) Mrs. Ileana Lopez <i>elvdelegate@gmail.com</i>	PALM BREEZE (245 units) TBD	THE SHORES (710 units) Mr. Marvin G. Rivas <i>ShoresDelegate@gmail.com</i>
AUGUSTA GREENS II (34 units) Alex Herrada <i>AlexHerrada@me.com</i>	FAIRWAYS (69 units) Mrs. Evelyn Martin <i>delegatefairways2022@gmail.com</i>	PALM COVE (161 units) Mr. Grant E. Johnson <i>GJohn86122@aol.com</i>	TOWNGATE (325 units) Mr. Donald E. ("Boomer") Gonzales III <i>cmyksst@aol.com</i>
CALI GREENS (146 units) Ms. Kristen Smith <i>CaliGreensDelegate2022@gmail.com</i>	KEYS LANDING (276 units) Alice B. Fields <i>AliceFields305@gmail.com</i>	PALM ISLES ESTATES (96 units) Mr. Charles G. ("Chuck") Schumacher <i>PIEDelegate@gmail.com</i>	TOWNS AT SEASCAPE (217 units) Mr. Jose Fabregas <i>JoseF@property-keepers.com</i>
CENTERGATE (400 units) Mr. Thomas L. Panos <i>greetym@bellsouth.net</i>			



In October we talked about questions and concerns about different aspects of HOA Living and the rules and regulations that come with that. Association rules and policies are in place to provide the Keys Gate residents a higher quality of life - the goal being to preserve and enhance property values. There are practical reasons behind every rule in all HOAs, not just Keys Gate. Keys Gate follows all Florida statutes and association document rules in order to protect its residents and to mitigate liabilities. Here are more FAQs that residents of Keys Gate have asked, more to come.

What is the role of our management company in Keysgate? The overall role of our keys gate management company is to assist the board of directors in running the day to day operations of our extremely large association. Running an association of this size requires knowledge of state and local laws, as well as Keys Gate's association governing documents and bylaws - inside and out. They have intimate understanding of every building structure, irrigation pump, and every street light, just to name a few. Our senior property manager Ignacio Mendez has been in management of Keys Gate for the last 18 years, and he is supported by a dedicated onsite staff that knows how to ensure all the parts are oiled and running smoothly.

Are renters member of the Keys Gate Homeowners Association? Renters within the The Keys Gate community are not members of the homeowners association and do not have any voting rights in regards to association matters, bylaws, or rules.

What are the requirements and responsibilities for homeowners to rent their property? In order for a homeowner to rent his unit, the following requirements must be met:

The homeowner's account must be up to date; it's assessment dues must be at zero.

The lease must be a minimum of six months in length. The entire unit must be rented; renting of rooms is not allowed. There is no renting of converted garage or efficiency.

Homeowners and potential renters must fill out a lease application and pay the application fee.

All adult renters must undergo a criminal background check.

All approved renters may not move in until they fill out all orientation paperwork and have received all of the community standards, rules and regulations, and the parking and access control policy.

Renters who are in violation of the rules and regulations are subject to the association's violations fining procedure. If a unit is fined it is the homeowners responsibility to pay and cover the cost of that fine.

Any damages done on association property either by a renter, their vendors, or their guests fall under the responsibility of the homeowner.

If a renter fails to abide by the community rules and standards during their lease term, it can result in a non-renewal of lease upon lease termination. Non-renewals may no longer apply to rent in any Keys Gate neighborhood.

For the Towngate condominiums, the home owner must pay the condominium a deposit fee for renters.

Can police enforce HOA rules within all Keys Gate communities? The police do not enforce your homeowner's association rules; however, they do enforce state, county and local laws. The City of Homestead Police Department has a written agreement with Keys Gate Community Association to have access and patrol within our private roads and common areas. The police and law-enforcement agencies enforce many items inside our community such as: trespassing, noise nuisance, domestic disputes,

vandalism, animal control/abuse, misdemeanors, felonies and traffic violations, to name a few. City of Homestead Code Enforcement, which is part of the Homestead Police Department, also enforces all municipal codes, garbage, and bulk trash regulations. The Police, as well as Code Enforcement, issue citations, tickets, and fines. Please be aware that those found trespassing and/or vandalizing in Keys Gate neighborhoods are subject to being detained and/or arrested by law enforcement.

In the event that a resident has a fearful animal safety concern, the resident must contact City of Homestead Animal Control to report a loose dog. Be aware that Security cannot detain or address loose animal issues, Keys Gate Security may only report an issue. If the resident considers an animal to be violent/aggressive, then they must report it to Miami Dade County Animal Services. Residents can call Miami Dade at 311.

Are commercial vehicles allowed in the Keys Gate community? As per Keys Gate rules, commercial vehicles are not allowed in Keys Gate. Our documents state that commercial vehicles are not eligible to have barcodes. Commercial vehicles means those "which are not designed and used for customary, daily personal/family purposes". Commercial advertising on vehicle shall be indicative of a commercial vehicle no matter the size or design of the vehicle. Commercial vehicles must be stored inside an enclosed garage.

Contractors/vendors have limited access to the community. Contractors and vendors not under contract with Keysgate community association are to adhere to the following in all cases, except for emergency repairs: contractors are only permitted to work between the hours of 7:30 AM to 5 PM, no Sundays or Holidays. Commercial deliveries are allowed between the hours of 7:30 AM to 9 PM.

Please be aware that Police and Law Enforcement vehicles are not considered commercial vehicles. Law Enforcement vehicles may park in the community.

DELEGATE MEETING RECAP 10/19

Delegates Present: Arbor Park: Adrian Lopez, Augusta Greens I: Jimmy Lipps via Zoom, Augusta Greens II: Alex Herrada via Zoom, Cali Greens: Kristen Smith, East Lake: Ileana Lopez via Phone, Palm Cove: Grant Johnson, Palm Isle Estates: Chuck Schumacher

Delegates Absent: Centergate: Tom Panos, Dunwoodie: Larry Meno, Fairways: Evelyn Martin, Keys Landing: Alice Fields, North Gate: Anna Greene, Seascape Pointe: Cassie Resnick, The Shores: Marvin Rivas, Towngate: 'Boomer' Gonzales, Towns At Seascape: Jose Fabregas

Attendee: MMI Senior Property Manager Ignacio Mendez

Old Business Items:

1. Ignacio reported that the speed detection sign was in Arbor Park. Next, it will move to North Gate, and then to Palm Cove.
2. Work on the electronic Architectural Review Form is nearing completion. After the technical web development work is finished, there will be an option for Keys Gate Community Association (KGCA) homeowners to submit forms directly via the website. In the near future, MMI will be advising homeowners on the proper procedure for using this electronic form.
3. Work on "pre-approved" paint color patterns for single family homes is nearing completion. 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.

Continued on page 7...

<div>KEYS GATE COMMUNITY ASSOCIATION TEAM MEMBERS</div>			
<div>MANAGERS</div>		<div>STAFF MEMBERS</div>	
KGCA - Senior Property Manager Ignacio Mendez Arbor Park <i>imendez@miamimanagement.com</i> Ext. 205		Community Standards Coordinator 1 Edgar Saenz Center Gate, E. Lake, Augusta Greens, Palm Isles Estates Dunwodie, Fairways, & The Shores <i>kgcoordinator1@miamimanagement.com</i> Ext. 208	
KGCA - Property Manager Blanca Saenz East Lake, North Gate, Towngate & The Shores <i>bsaenz@miamimanagement.com</i> Ext. 207		Community Standards Coordinator 2 Kevin Earp Arbor Park, Cali Greens, Keys Landing, North Gate & Towngate <i>kgcoordinator2@miamimanagement.com</i> Ext. 204	
KGCA - Property Manager Yuley Gonzalez Augusta Greens, Cali Greens, Centergate, Dunwoodie, Fairways, Keys Landing, Palm Isle <i>ygonzalez@miamimanagement.com</i> Ext. 214		Administrative Assistant Patricia Fernandez Arbor Park, Center Gate, East Lake, Keys Landing, Palm Cove, Palm Breeze, Seascape, Towns <i>AdminAssist2@miamimanagement.com</i> Ext. 215	
		Administrative Assistant Francesca Brown Augusta Greens, Cali Greens, Dunwoodie, Fairways, North Gate, Palm Isle, Shores & Towngate <i>AdminAssist1@miamimanagement.com</i> Ext. 213	Emergency Security Concerns William Fernandez <i>wfernandez@smssi.com</i> Ext. 206 Shift Supervisor: 786.858.1830
		Customer Service Melissa Gutierrez <i>kgcustomers@miamimanagement.com</i> Ext. 209	Tennis Director David Disgdierrt Tennis Pro Shop: 305-230-9770 Hours: M - Th: 3pm to 9pm
		Front Desk/Receptionist Ambar Mardner <i>kgfrontdesk@miamimanagement.com</i> Ext. 201	<div><div>KEYS GATE COMMUNITY ASSOCIATION 1541 SE 12th Ave, Suite 37, Homestead FL 33034 Tel:305-247-9800 • Fax:305-247-9898</div></div>
		Account Services Sandra Serrano <i>kgcaledger@miamimanagement.com</i> Ext. 210	

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OUR SAGA
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KEYS GATE COMMUNITY ASSOCIATION

DEC 17TH
4 PM - 8 PM

MOTORCADE ROUTE

1. PALM ISLES
2. FAIRWAYS
3. AUGUSTA
4. DUNWOODIE
5. CALI GREENS
6. KEYS LANDING
7. SHORES
8. TOWN GATE
9. ARBOR PARK
10. TOWNGATE
11. CENTERGATE
12. SEASCAPE
13. EAST LAKE
14. NORTH GATE

SANTA'S Holiday MOTORCADE
DECEMBER 17TH
4PM-8PM

COMMUNITY BULLETIN BOARD

SANTA'S Holiday MOTORCADE

1. **Palm Isles (PI)**
SE 22nd Court, SE 19th Avenue, SE 23rd Court, SE 20th Avenue, SE 21st Court, SE 19th Avenue, SE 22nd Court
2. **Fairways (FW)**
Fairways Drive
3. **Augusta 1 (A1) & Augusta 2 (A2)**
Augusta Drive
4. **Dunwoodie (DW)**
Dunwoodie Place
5. **Cali Greens (CAL)**
SE 22nd Court, SE 17th Avenue, SE 17th Terrace, SE 24th Court, SE 17th Avenue, SE 16th Place, SE 23rd Street, SE 17th Avenue, SE 22nd Court
6. **Keys Landing (KL)**
SE 15th Avenue, SE 22nd Lane, SE 14th Circle, SE 23rd Drive, SE 22nd Lane, SE 14th Circle, SE 16 Avenue, SE 17th Avenue, SE 23rd Street, SE 16th Avenue, SE 16th Street
7. **Shores (SH)**
SE 16th Street, SE 19 Terrace, SE 17th Street, SE 18th Terrace, SE 19th Street, SE 19th Avenue, SE 18th Court, SE 20th Avenue, SE 19th Street, SE 20th Road, SE 10th Street, SE 19th Avenue, SE 13th Street, SE 18th Court, SE 15th Street, SE 19th Terrace
8. **Town Gate (TG)**
SE 23rd Place, SE 23rd Drive, SE 23rd Avenue, SE 23rd Drive, SE 23rd Place, SE 21st Street
9. **Arbor Park (AP)**
SE 21st Street, SE 23rd Avenue, SE 19th Street, SE 24th Road, SE 25th Avenue, SE 20th Drive, SE 23rd Place, SE 25th Lane
10. **Town Gate (TG)**
SE 25th Lane, SE 22nd Street, SE 26th Avenue
11. **Centergate (CG)**
SE 26th Avenue, Towne Centre Boulevard
12. **Seascape/Palm Breeze (SPB)**
SE 24th Road, SE 15th Street, SE 24th Terrace, SE 13th Court, SE 24th Road
13. **East Lake (EL)**
NG Place, SE 29th Drive, SE 7th Place, SE 30th Drive, SE 4th Place, SE 29th Drive, NG Place
14. **North Gate (NG)**
North Gate Place

SANTA'S Holiday MOTORCADE

2023
HAPPY NEW YEAR

Pancakes with Santa
AT THE RPC!

9AM -11 AM
\$5 PER PERSON
\$2 KIDS 7 & UNDER
OPEN TO ALL KEYS GATE RESIDENTS!
CALL 302.230.0002 FOR INFO!

SATURDAY DEC 10TH

THE SHORES SMASH BURGER BASH!

SAT, DEC 3 - 4-6 PM - 16TH STREET PLAYGROUND
Please call RPC at 305-230-0002 to reserve your meal.
Quantities are limited. Orders are TAKE OUT only.
For Residents That Live In The Shores

Keys Gate Community Association
EMPLOYEE Spotlight
Meet Captain Barnes

"I have been on the security team since April 2011, just a little over a decade.

I am still as motivated as my first day and I am glad to be a part of the greatest community in South Florida."

Captain of Security, John Barnes

at&t U-verse

FOR RESIDENTS AND OWNERS

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Select option:
Option 1 - Orders
Option 2 - Billing
Option 3 - Payments
Option 4 - Technical Support

Provide AT&T representative with the following information:
1) Full name on the AT&T account;
2) Address associated with the account;
3) Telephone number associated with the account;
4) AT&T account number (whenver possible);
5) Brief description of the AT&T U-verse-related problem(s)

The hours of operation for Options 1, 2, and 3, are 8 AM to 8 PM, Monday through Friday; 8 AM to 6 PM on Saturday, and "closed" on Sunday.
Option 4, i.e., technical support, is "open" 24 hours a day, seven days a week.

If the problem is not resolved, residents must provide their Delegate with the same required information listed above, preferably in an email.



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Holiday safety is an issue that burns brightest from late November to mid-January, when families gather, parties are scheduled and travel spikes. Take some basic precautions to ensure your family remains safe and injury-free throughout the season.

Stay safe on the roads over the holidays and every day:

- Prepare your car for winter and keep an emergency preparedness kit with you
- Get a good night's sleep before departing and avoid drowsy driving
- Leave early, planning ahead for heavy traffic
- Make sure every person in the vehicle is properly buckled up no matter how long or short the distance traveled
- Put that cell phone away; many distractions occur while driving, but cell phones are the main culprit
- Practice defensive driving
- Designate a sober driver to ensure guests make it home safely after a holiday party; alcohol or over-the-counter, prescription and illegal drugs can cause impairment

Decorate Safely: Decorating is one of the best ways to get in a holiday mood, but emergency rooms see thousands of injuries involving holiday decorating every season. When decorating follow these tips from the U.S. Consumer Product Safety Commission:

- Keep potentially poisonous plants – mistletoe, holly berries, Jerusalem cherry and amaryllis – away from children
- If using an artificial tree, check that it is labeled “fire resistant”
- If using a live tree, cut off about 2 inches of the trunk to expose fresh wood for better water absorption, remember to water it and remove it from your home when it is dry
- Place your tree at least 3 feet away from fireplaces, radiators and other heat sources, making certain not to block doorways
- Avoid placing breakable ornaments or ones with small, detachable parts on lower tree branches where small children can reach them
- Only use indoor lights indoors and outdoor lights outdoors, and choose the right ladder for the task when hanging lights
- Replace light sets that have broken or cracked sockets, frayed or bare wires, or loose connections
- Follow the package directions on the number of light sets that can be plugged into one socket
- Never nail, tack or stress wiring when hanging lights and keep plugs off the ground away from puddles
- Turn off all lights and decorations when you go to bed or leave the house
- Watch Out for Fire-Starters

Candles and Fireplaces: Use of candles and fireplaces, combined with an increase in the amount of combustible, seasonal decorations in many homes during the holidays, means more risk for fire. The National Fire Protection Association reports that one-third of home decoration fires are started by candles and that two of every five-decoration fires happen because the decorations are placed too close to a heat source.

- Place candles where they cannot be knocked down or blown over and out of reach of children.
- Keep matches and lighters up high and out of reach for children in a locked cabinet.
- Use flameless, rather than lighted, candles near flammable objects.
- Don't burn trees, wreaths, or wrapping paper in the fireplace.
- Use a screen on the fireplace at all times when a fire is burning.
- Never leave candles or fireplaces burning unattended or when you are asleep.
- Check and clean the chimney and fireplace area at least once a year.

Turkey Fryers: Be alert to the dangers if you're thinking of celebrating the holidays by frying a turkey. The Consumer Product Safety Commission reports there have been 154 turkey-fryer related fires, burns or other injuries since 2004, with \$5.2 million in property damage losses have resulted from these incidents.

NSC discourages the use of turkey fryers at home and urges those who prefer fried turkey to seek out professional establishments or consider using oil-less turkey fryer. If you must fry your own turkey, follow all U.S. Fire Administration turkey fryer guidelines.

Food Poisoning Is No Joke: Keep your holidays happy by handling food safely. The foodsafety.gov website from the U.S. Department of Health and Human Services provides some valuable holiday food safety tips:

- Wash your hands frequently when handling food
- Keep raw meat away from fresh produce
- Use separate cutting boards, plate and utensils for uncooked and cooked meats to avoid cross-contamination
- Use a food thermometer to make sure meat is cooked to a safe temperature
- Refrigerate hot or cold leftover food within two hours of being served
- When storing turkey, cut the leftovers in small pieces so they will chill quickly
- Leftovers are safe for three to four days when properly refrigerated
- It's better to Give Safely: Gifts and toys should inspire joy, not cause injuries. More than a quarter of a million children were seriously injured in toy-related incidents in 2017. Avoid safety hazards while gifting with these tips from the American Academy of Pediatrics and the U.S. Consumer Product Safety Commission:
- Toys are age-rated for safety, not for children's intellect and physical ability, so be sure to choose toys in the correct age range
- Choose toys for children under 3 that do not have small parts which could be choking hazards
- For children under 10, avoid toys that must be plugged into an electrical outlet
- Be cautious about toys that have button batteries or magnets, which can be harmful or fatal if swallowed
- When giving scooters and other riding toys, give the gift of appropriate safety gear, too; helmets should be worn at all times and they should be sized to fit



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Delegate continued from page 2...

have reported being in litigation with their insurance company or with their roof contractors. Ignacio confirmed that all homeowners are keeping, and will keep, their tarps in good condition and properly secured until a resolution is reached.

5. The Delegate Duties and Responsibilities and the Requirements of a Delegate forms have been signed by all but one Delegate. Ignacio is working with Tim Craig, the Representative of the KGCA Board of Directors, to obtain the form signed by this person.

6. Adrian, Chairman of the AT&T Contract Committee, reported on Hotwire services. Hotwire (Fision TV) provides cable via the internet and is headquartered in Ft. Lauderdale. Hotwire is very similar to AT&T U-verse. It has the same required equipment, and the same user interface. Bundles and pricing are competitive with AT&T. Also, Hotwire offers a home security service, which would be an option if KGCA would like to bundle alarm monitoring with cable and internet services. The committee agreed that Hotwire should be considered along with AT&T and Comcast. Adrian and Chuck will summarize the findings of the Contract Committee and send those to all Delegates for their comments.

7. Since Evelyn, Chairwoman of the Turnover Committee was unable to attend the meeting, Chuck reported that the Committee met for a third time to review the steps needed for turnover as presented by the KGCA Attorney. When the committee has a complete understanding of the turnover process, a special Delegate meeting will be held for the committee to inform all Delegates of the steps required by Florida Statutes, and KGCA documents, to complete the turnover process.

8. Ignacio and Boomer are investigating whether the current neighborhood entrance monuments could have the words "at Keys Gate" added below the neighborhood name in order to emphasize that the neighborhood is part of Keys Gate.

9. Due to frequent instances of the lights on the entrance and exit gate arms not functioning properly, Ignacio was requested by the Delegates at the August meeting to investigate other gate arm options. Ignacio reported that the most reliable option was to return to the original metal gate arms without lights. The Delegates did not want to eliminate the lights and requested Ignacio to continue to work with our gate company to determine a better solution to improve the reliability of the lights on our gate arms.

New Business Items:

1. Ignacio reported that he contacted another supplier of Christmas decorations. This potential supplier was cost competitive with our current supplier, but the potential supplier was completely booked for this season. Our current supplier will be used again this year, but they will be using a new style of decoration at our entrances.

2. Ignacio reported that there will be a Christmas parade on December 17, from 4 PM – 8PM, throughout all neighborhoods of KGCA. John Beck (KGCA Special Events Coordinator) is organizing this event and is requesting our suppliers to provide floats.

3. Adrian proposed that in an effort to increase community standards compliance, homeowners with existing disapproved exterior modifications correct the issue before submitting new applications to the Association for consideration. Ignacio did not agree with this idea for concerns that it would not have the desired effect, and for homeowners needing to submit ACC forms for emergency exterior repairs. After a brief discussion among the Delegates, Adrian withdrew the proposal.

4. Chuck asked if any of the Delegates or their homeowners would be willing to join the Community Standards review committee. Delegates should provide the names of any volunteers to Chuck.

5. Ignacio advised the Delegates that he will be scheduling budget review meetings with everyone in early November in preparation for the Annual Meeting and Budget Meeting to be held on November 16, 2022.

Chuck Schumacher
Delegate Chairman

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SANTA'S LIST

KEYS MOTORCADE

DECEMBER 17TH

KEYS GATE, FL



Merry Christmas, neighbors.

T George Meroni Ins Agcy Inc
George Meroni, Agent
1801 N Krome Avenue
Homestead, FL 33030
Bus: 305-247-3971

I wish all my neighbors peace, joy and love this Christmas season and beyond. I'm blessed to be part of such a wonderful community.

Like a good neighbor,
State Farm is there. *



ATTENTION KEYS GATE RESIDENTS!

Joining the Royal Palm Clubhouse has never been this easy, and convenient!



We would love to invite our residents to come and join us for a private tour of our amazing facility. We offer a beautiful Pool and Deck area for you to relax, swim, and work on your tan. Our gym offers state of the art equipment for our health conscious residents, and after the gym you can relax in a Swedish Sauna. Our Billiard Room and Table Tennis area offer fun for the entire family. No matter what your interests are, the RPC will be your oasis from the day to day. Come meet your neighbors and see what everyone is talking about! For more information call John Beck at 305.230.0002.



ROYAL PALM CLUBHOUSE AT KEYS GATE

Gorgeous Swimming Pool & Surrounding Deck Area • Full men's and Women's Locker Rooms with Showers & Swedish Saunas • Fully Equipped Gym • Jacuzzi
Wood Working Shop • Arts & Crafts Room • Card Room • Billiards Room • Community Library • Regulation Shuffleboard Court • Monthly Events

DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3 Smashburgers at the Shores!
4	5 BINGO at the RPC Open to all Keys Gate Residents/7 PM	6 Committee of the Whole (COW) 5:30 PM	7 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	8	9	10 Pancakes At The Rpc!
11	12 BINGO at the RPC Open to all Keys Gate Residents/7 PM	13	14 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM City Council Meeting 6 pm	15	16	17 SANTA'S Holiday MOTORCADE 4 PM - 8 PM
18 Chanukah Begins	19 BINGO at the RPC Open to all Keys Gate Residents/7 PM	20	21 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM Winter Solstice	22	23	24
25 CHRISTMAS DAY	26 BINGO at the RPC Open to all Keys Gate Residents/7 PM	27 Chanukah Ends	28 ZUMBA at the RPC Open to all Keys Gate Residents/7 PM	29	30	31