



Key West Golf Club
Homeowners Association

Annual Meeting

January 26, 2019

Welcome to
KWGC



Gatehouse Landscaping



Hurricane Irma



Hurricane Irma



Hurricane Irma



Hurricane Irma



CAC Management Team



Randy Niles, Mike Henriquez, Sterling
Christian



President's Report

Bill Buzzi



BOD & Management Activities - 2018



- Road paving - Merganser and front of Golf Club entrance
- Repair/replacement of all wooden electrical enclosures
- Extensive tree trimming/removal for safety and appearance




KEY WEST
GOLF CLUB



Electrical Enclosures

Tree Replacement

Landscaping and Bench Seating to
be added





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Fence & Tree Replacement

Post Hurricane Irma





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Kestral Hurricane Irma



Kestral

Post Hurricane Irma

BOD & Management Activities - 2018



- Major landscaping projects to replace downed trees and improve open common areas
 - Whistling Duck fence & trees
 - Kingfisher
 - Kestral and GCD
 - Entrance to Sanctuary
 - Front gate area

BOD & Management Activities - 2018



- Sanctuary - new mailboxes and motors on gate
- Dangerous pool fountain re-built
- New large pool lighting to meet code and allow for night swimming. New pool umbrellas (7 yrs)
- Installing security cameras in large pool area and clubhouse parking lots

Irma's Pool





New Pool Lighting



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Pool Fountain




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Gate Improvement

Mailboxes

Final Installation Complete



BOD & Management Activities - 2018



- Repainted clubhouse and installed new gutters
- New signage around community
- Periodic police patrols for speed control (will continue)
- Power washed all sidewalks
- Repaired large underground drainage pipe on GCD near golf course

BOD & Management Activities - 2018



- Replaced all gate arms @front entrance
- Purchased new, efficient gas powered security golf cart
- Significant progress from the Parking & Security Comm.
- Very active and productive Architectural Review Comm.
- *With great help from Michael Davison!, restarted "The Quacker"*

Gas Powered Golf Cart

One of our finest security
guards-Mike



BOD & Management Activities - 2018



- Fencing
- Rear fences facing golf course are 20+ years old and showing it!
- In many cases, maintenance is not being done - falling fences, missing slats, rusty nail holes and bad paint reflect poorly on the community and our neighbors -The KW Golf Club
- Our front fences are generally in good shape, but it is the responsibility of unit owners to maintain all of their fencing

BOD & Management Activities - 2018



- In 2019, BOD will make maintenance of these fences a priority
- Ad hoc Comm. of BOD members and unit owners is developing a “contractor” approach which will give owners some options to repair/replace
- Specifications and terms will be developed and the BOD will timely communicate everything to the membership. Input welcome at monthly BOD meetings!

Planned Activity for 2019



- Renovate the interiors of small pool bathrooms. 20+ years old and in need of repair
- More road paving - areas TBD
- Continue to explore parking options with City Planner.

Planned Activity for 2019



- Full implementation of QuickPass system (more on this later)
- Re-engineering and widening of College Road entrance with the County
- Magnetic card passes for pool areas
- New heater for small pool
- New lighting for small pool to meet new code requirements

PARKING AND SECURITY COMMITTEE

Andy Monteiro, Board of Directors
Roni Hall, Andrea Wesolowski
(Mike Henriquez, Randy Niles)



OVERVIEW

- Summary of parking constraint and issues
- Plan to improve parking in our community
- Actions completed by the committee to date



Summary of Parking Constraints/Limitations



- 1 ½ Parking spaces per residence
 - Parking Rules allow for
 - 2 cars per residence
 - 2 scooters per residence
 - 2 visitors per residence
- Parking availability not evenly distributed
 - Some areas with .8 parking spaces per residence
 - Resident only parking areas-Merganser, Spoonbill, parts of Golf Club Drive
 - Visitor parking areas
 - Scooter/Motorcycle parking areas
- QuickPass not fully implemented
 - Transponders – not required for all, not effective for scooters/motorcycles
 - Visitor entry in QuickPass

Plan to Improve Parking



- Enforce Parking Rules
- Identify third vehicles/ extended visitors
 - Monthly report to HOA management
 - Nightly Security Guard identification of visitors on premises
 - Increase ticketing/potential towing
- New Decals Due in February
- Revise Parking Rules
 - Clarify current rules
 - Full implementation of QuickPass
 - Policy for visitors with vehicles
 - Access for Homeowners that rent their units
- Evaluate possible increases in parking spaces
 - City Planners- Greenspace/Hardscape
 - Creation of long term parking areas

Full QuickPass Implementation



- Previously all visitors entering the community were given a pass even if not expected by resident
- In February Security will:
 - Give pass to visitors authorized entry in QuickPass
 - For guests not authorized in QuickPass
 - Make one call to residents number in QuickPass
 - Pass will be given to those verbally authorized
 - Turn away guests not authorized (no answer or unauthorized by resident)
- March Security will turn away visitors not in QuickPass without calling
 - Package delivery Vehicles, Utility vehicles no pass required
 - Personal Contractors (Pool, Painters, Landscape, etc.) require a pass

Extended Visitors



- Resident must enter name in QuickPass and duration of stay
- Call office and speak to Randy or Mike
- Hanging Pass will be prepared and sent to security gate
- Visitor registration/Name entered in QuickPass on Arrival
- Visitor given a hanging pass on arrival
- Visitor will be waived through on subsequent entries
- Visitor must park in visitor designated areas

Homeowners Renting Their Property



- Keeping vehicle on property/registered limits vehicles for renters
- Hanging pass issued to owners with long term renters
 - Access to check on property
 - Park in visitor parking areas to minimize impact on residents
- Allows for better control of Vehicles assigned to residence

Summary



- Why we have a parking concern
- Plans to improve parking availability
- Actions completed by the committee to date
- New Rules/Policies

Architectural Review Committee

Joe Caso, Betty Matz, Patricia Lawson,
Michael Spirnak, Doug Carter



ARC Overview



- Visual Inspections
- Review Requests
- Ensure Architectural Compliance

ARC Deficiency Summary



- 390 Homes in Our Community
- 100% Visual Inspection Performed
- 180 Deficiency Reports Distributed
 - 95 in Compliance Immediately
 - 80 Received Violations are now Compliant
- Many have Schedule Repairs or Submitted a Plan of Correction

ARC Requests Summary



- 41 ARC Requests Received this Year
 - hurricane shutters
 - home enclosures
 - paint colors
 - decks
- 26 Requests were Approved by Staff
- The Committee has approved 15 Requests
 - front door, deck & house colors
 - screened porches & enclosures
 - privacy shades
- The Committee has denied 4 Requests
- ARC Committee has updated our color pallet and it is displayed in the HOA office for house and deck colors

ARC Committee Additional Violations



- Fence inspection, bordering the the golf course was completed. Many of the homes needed attention. The list of deficiencies was given to management for follow up and enforcement.
- Back Fences – Homeowners are responsible for their fences.
- One homeowner has been sent a letter from legal counsel in regard to non-compliance.
- Lastly, one (1) other homeowners have received a first, second, and final notice regarding their home’s violations. The next letter this homeowner will receive will be from legal counsel, as the association will now take further action until the violations are completed.

Sales Data-2018

Robin Mitchell, Vice President

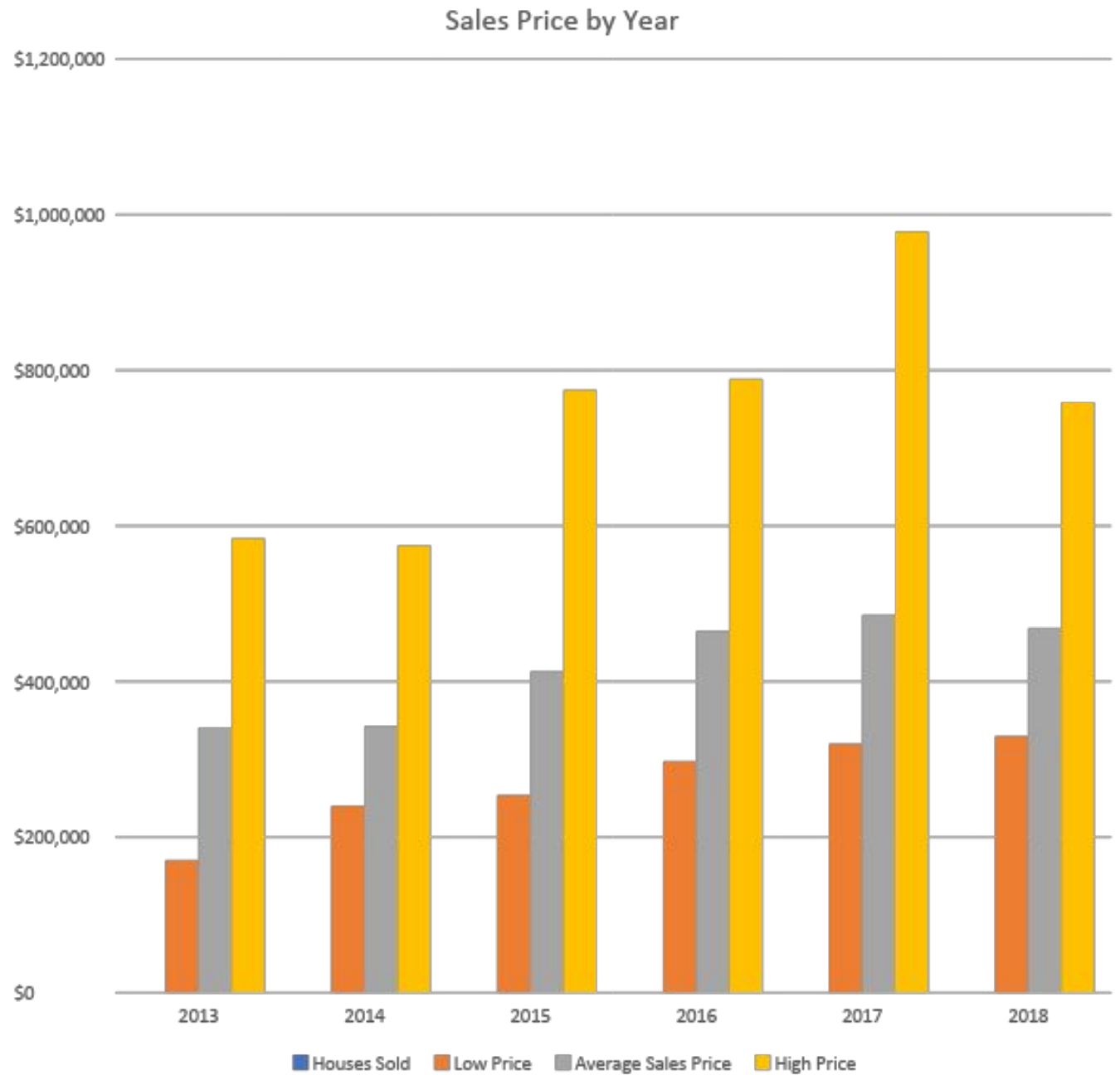


Home Value Summary

	Houses Sold	Low Price	Average Sales Price	High Price	Average Price/Sq Foot	Percent Sales Price: List Price
2013	42	\$170,500	\$340,700	\$584,000	\$314	96
2014	37	\$240,017	\$342,500	\$575,000	\$351	97
2015	39	\$254,000	\$412,802	\$775,000	\$386	97
2016	37	\$297,250	\$465,031	\$789,000	\$423	97
2017	38	\$320,000	\$485,687	\$978,000	\$439	97
2018	42	\$330,000	\$468,434	\$759,000	\$457	99



Home Value Summary



Home Value Summary-2019

	Houses Sold	Low Price	Average Sales Price	High Price	Average Price/Sq Foot
Active	15	\$365,000	\$562,600	\$795,000	\$461
Under Contract	4	\$539,000	\$451,000	\$539,000	\$484
Sold	1		\$415,000	\$435,000	\$515



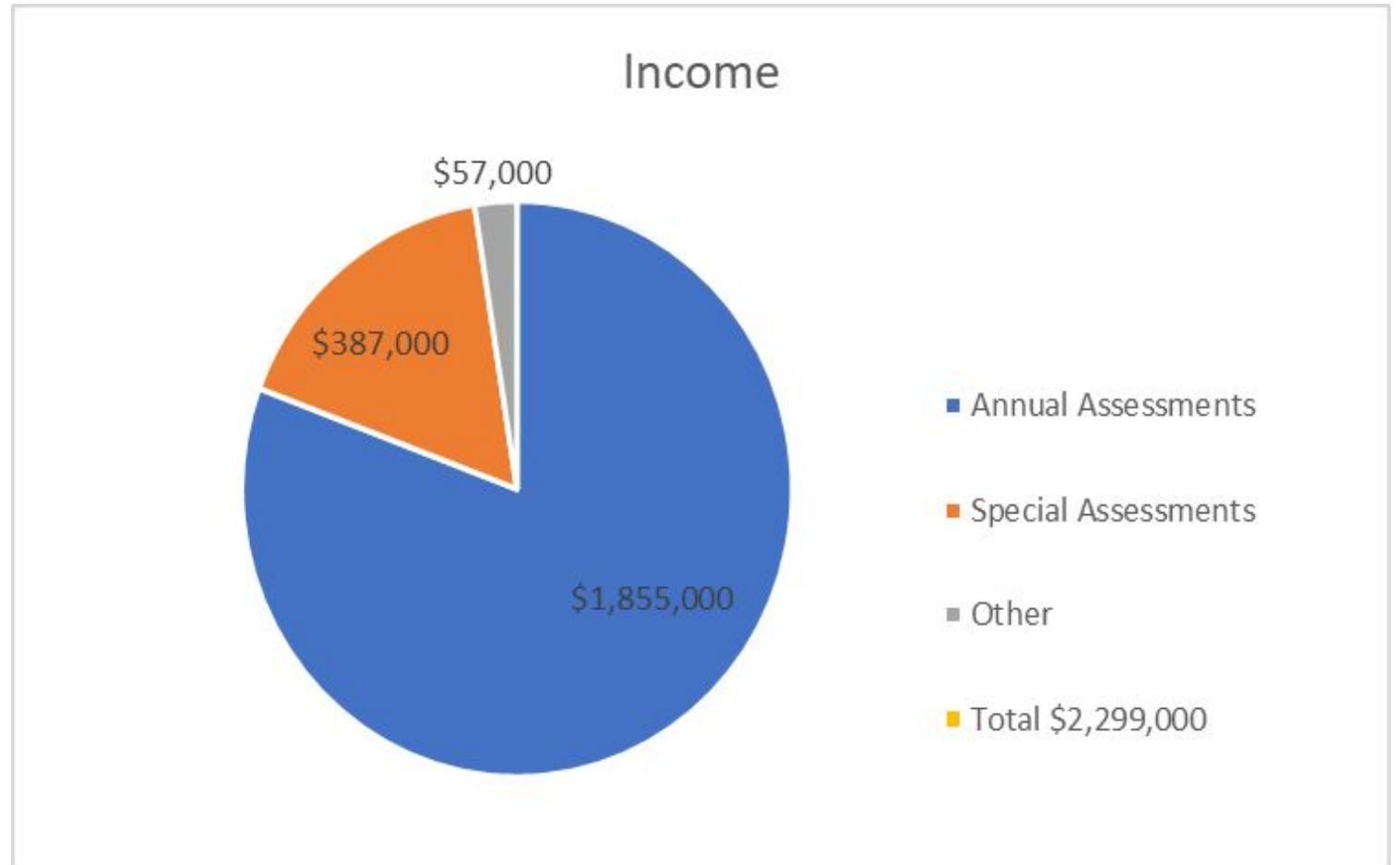
Treasurer's Report-2018

Russ Vickers, Treasurer



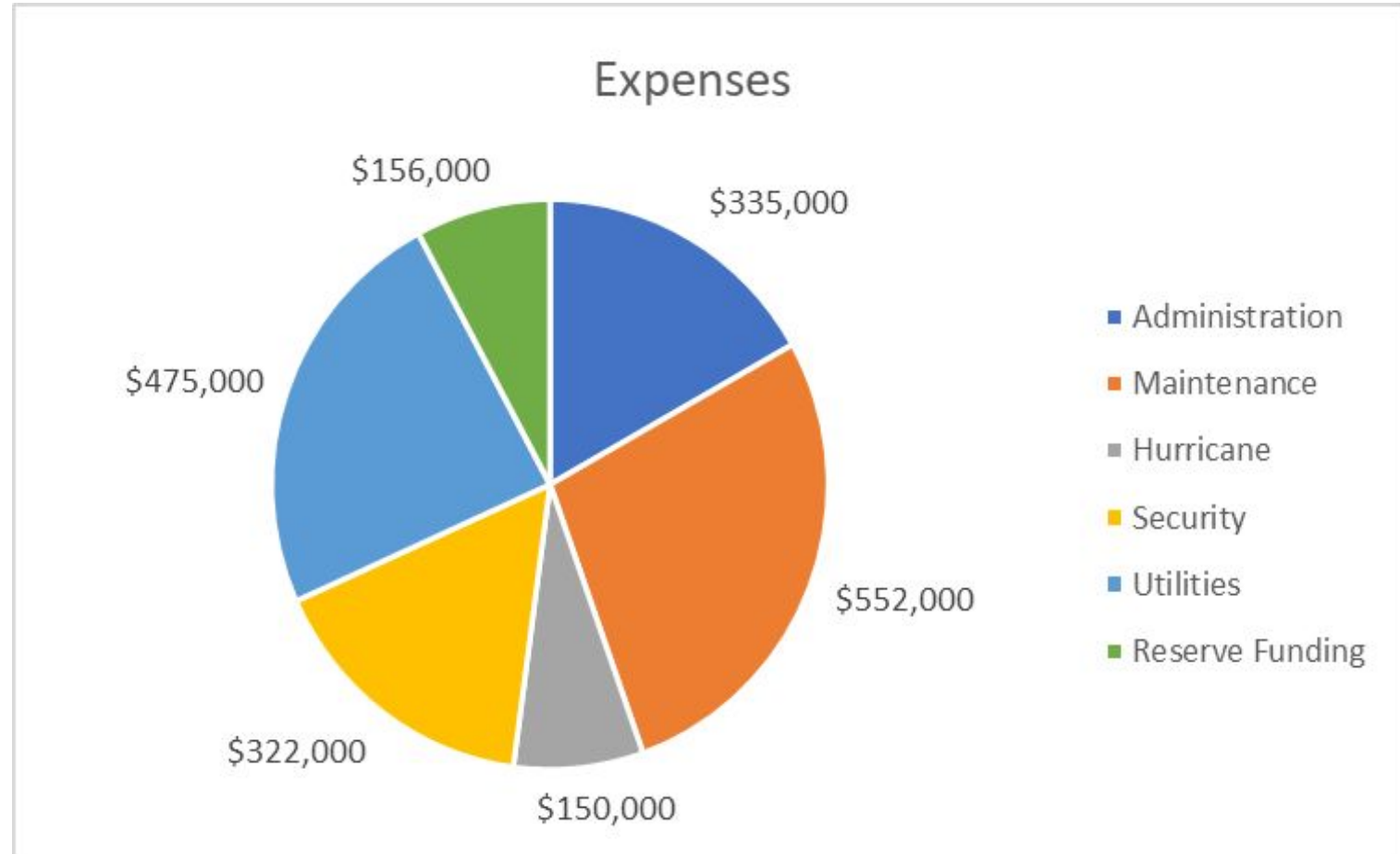
Financial Summary 2018-Income

- Total Income: \$2,299,000



Financial Summary 2018-Expenses

•Total Expenses: \$1,990,000



Financial Summary 2018-Net Income

Net Ordinary Income	\$309,000
Net Other Income	\$2,000
Net Income	\$311,000

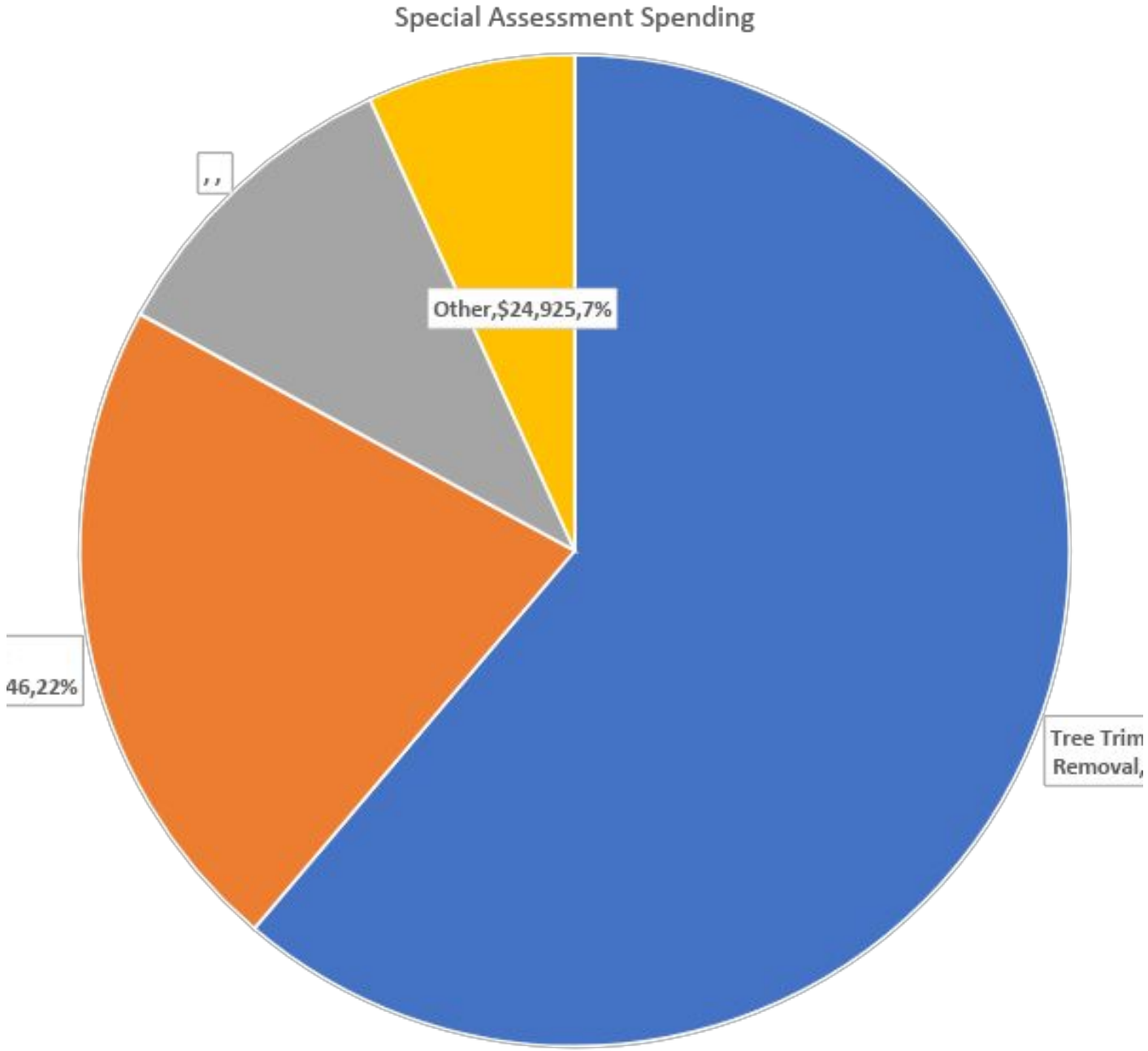
Financial Summary 2018-Year End Cash Balances

	12/31/2018	12/31/2017	12/31/2016	12/31/2015
Operating Funds	\$362,503	\$72,842	\$280,261	\$357,958
Reserve Funds	\$574,911	\$517,283	\$451,242	\$484,372
Total	\$937,414	\$590,125	\$731,503	\$842,330



Special Assessment Spending

Total: \$366,837



Budget Overview 2019



Income

Annual Assessments	\$1,848,000	97%
Other	\$47,000	2%
Total:	\$1,895,000	99%

Expenses

Administration	\$351,000	18%
Maintenance	\$612,000	32%
Security	\$318,000	16%
Utilities	\$495,000	26%
Reserve Funding	\$156,000	8%
Total:	\$1,932,000	100%

Net Ordinary Income	-\$37,000
Other Net Income	\$37,000
Net Income	\$0

Monthly Assessment: \$395/Homeowner/Month

Unfinished Business

Singh Cable Co.



- Historical HOA “agreement” with Singh Cable Co. for provision of basic cable service
- Cost: \$68/mo. per unit owner (collected in HOA dues)
- \$318,000/year - 20% of HOA operating budget
- Desire to allow owners to choose service options & potentially remove HOA from cable business.

New Business

- Intro new BOD for 2019
- Review reducing annual audit requirement for present year
- Review rolling over excess membership revenues to following year
- Review allowing use of reserve funding in case of disaster



Questions or Comments

Thank you!

This presentation will be available on the
HOA website: www.kwgchoa.com

