

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
74 Golf Club Drive, Key West, Florida 33040  
January 20, 2020  
Monday at 6:15 PM

1. CALL TO ORDER

Vice President Robin Mitchell called the Board of Directors meeting to order at 6:14 p.m.

2. DETERMINATION OF QUORUM

Vice President Robin Mitchell, Treasurer Joe Caso, Secretary Cary Knight and Director Dave Hubbert were present. President Bill Buzzi was present by phone. Representing Management was Operations Director Sterling Christian and Community Association Manager Randy Niles.

Attendees sign-in sheet is attached.

3. PROOF OF NOTICE

The Association's Manager Randy Niles provided proof of meeting notice by affidavit.

4. APPROVAL OF MINUTES

Treasurer Joe Caso moved to approve the December 16, 2019 Meeting Minutes. Director Dave Hubbert seconded. The motion was passed unanimously.

5. REPORTS OF OFFICERS

President's Report: President Bill Buzzi noted:

- Wanted to Thank the Board of Directors, the CAC Staff, and all the Community Members that participate in the monthly meetings for a great year for the Association.
- Gave brief update on the status of the Singh Cable lawsuit. Singh cable motioned to dismiss which was expected.
- Attorney Chris Lee will be at the annual meeting to answer questions on the lawsuit.

Treasurer's Report: Treasurer Joe Caso indicated that:

Association was in good shape and on track and has attached his monthly year to date report.

Operations Director Sterling Christian reviewed the delinquencies and foreclosure actions reported in the monthly collection report.

6. REPORTS OF COMMITTEES

There were no reports of committees.

7. UNFINISHED BUSINESS

Association Manager Randy Niles discussed the final projects of 2019. Randy also discussed with the board the inspection status and what was accomplished in 2019.

The request of 2 Kestral Way to leave their upstairs storm shutters over four windows with a clear panel was brought to the board for final approval. President Bill Buzzi

motioned to approve. Treasurer Joe Caso seconded the motion. Secretary Cary Knight abstained. The motion passed with 4 yes votes.

8. NEW BUSINESS

President Bill Buzzi motioned to ratify the First Right of Refusal for 152 Golf Club Drive, 285 Golf Club Drive, 95 Golf Club Drive, and 44 Merganser Ln. Treasurer Joe Caso seconded. The motion passed unanimously.

VP Robin Mitchell reviewed the Real Estate update. Please find attached.

9. MEMBER INPUT

Member Tory Hegrenes expresses his concern of vehicles and scooters speeding through the neighborhood

Member Ray Ruzak discussed parking issues on Whistling Duck and questioned if a rule could be put in place limiting work on the weekends and having quite time.

10. ADJOURNMENT

Treasurer Joe Caso moved to adjourn the meeting. Director Dave Hubbert second it. The meeting was adjourned at 7:42 p.m.

Respectfully Submitted,

Randy Niles  
Community Association Manager