

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
74 Golf Club Drive, Key West, Florida 33040  
February 24, 2020  
Monday at 6:15 PM

1. CALL TO ORDER

Vice President Robin Mitchell called the Board of Directors meeting to order at 6:15 p.m.

2. DETERMINATION OF QUORUM

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

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 January 20, 2020 BOB Meeting Minutes and the February 1, 2020 Organizational BOD Meeting Minutes. Director Dave Hubbert seconded. The motion was passed unanimously.

5. REPORTS OF OFFICERS

President's Report: President Bill Buzzi noted:

- Sewer issue on Kingfisher
- Pool gate project coming to an end

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.

Director Dave Hubbert motioned to proceed with counsel on the outstanding violations more than 365 days to have a letter sent and get the process moving. Vice President Robin Mitchell seconded. Motion passed unanimously.

6. REPORTS OF COMMITTEES

Community Association Manager Randy Niles gave a brief update on the Architectural Review Committee Meeting. Randy stated that there were two requests, and both were approved 14 Spoonbill back upstairs deck, and 12 Kingfisher pool.

7. UNFINISHED BUSINESS

- Community Association Manager Randy Niles reported that the pool gates will going live
- Randy is working on quotes for the Fitness Center Remodel
- Randy ordered speed bumps to be placed on Spoonbill
- Randy is getting proposals and dates for paving GCG form Kestrel to the Sanctuary

Committees will be addressed at the March meeting for final vote

8. NEW BUSINESS

President Bill Buzzi motioned to ratify the First Right of Refusal for 283 Golf Club Drive, 85 Golf Club Drive, 30 Whistling Duck Ln, and 24 Merganser Ln. Treasurer Joe Caso seconded. The motion passed unanimously.

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

9. MEMBER INPUT

It was suggested that the meeting minutes, financials, and audits be posted on the website. It was noted that these items could all be obtained through an email request.

It was noted that solar powered lighting was being reviewed for the overflow spaces in the Golf Course parking lot as the owners of the Golf Course did not want to supply the light or power.

It was suggested that a recycle can be provided at each mailbox cluster location.

It was noted that the large pool would likely need to be shut down for a heavy chemical treatment.

10. ADJOURNMENT

Treasurer Joe Caso moved to adjourn the meeting. Vice President Robin Mitchell second it. The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Randy Niles  
Community Association Manager