

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Open Conference Call  
Key West, Florida 33040  
April 20, 2020  
Monday at 6:15 PM

1. CALL TO ORDER

President Bill Buzzi called the Board of Directors meeting to order at 6:23 p.m.

2. DETERMINATION OF QUORUM

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

Attendees sign-in sheet of those who attended by Video and/or Conference Call is attached.

3. PROOF OF NOTICE

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

4. APPROVAL OF MINUTES

Vice President Robin Mitchell moved to approve the February 24, 2020 Board of Directors meeting minutes. Secretary Mike Wilbur seconded. The motion was passed unanimously.

5. REPORTS OF OFFICERS

President's Report:

President Bill Buzzi:

- Wished everyone well during these unprecedented times.
- Apologized for having to close the pools due to the pandemic and hoped that we may be able to open them back up soon.
- Fitness center remodel of building is complete. Still working on getting new equipment.
- Spoke about the Key West Police Dept patrolling the neighborhood and giving out speeding warnings. Will update signage to allow police to write tickets to speeders.
- Front entrance signs are being cleaned and painted.
- Installation of speed bumps on Spoonbill have been completed.

Treasurer's Report:

Treasurer Joe Caso indicated that the 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 approve \$44,200.00 and not to exceed, to resurface the large pool deck with stipulations that we negotiate the price, get references, and have a warranty for the work. President Bill Buzzi seconded. The 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 three requests. All were staff approvals and no meetings were held for March or April.

Treasure Joe Caso reported that we received a report from Donny Lee, retired Key West Police Chief, who owns and operates his own security company. The Security/Parking Committee will meet soon to go over Donny's report, who will also be in attendance. Association Manager Randy Niles stated he spoke to Quick Pass, and they are behind on their updated software roll-out due to the pandemic.

7. UNFINISHED BUSINESS

Community Association Manager Randy Niles stated that we had received a proposal from the paving company to pave from Kestral to the Sanctuary gate for \$90,000.00 and a proposal to

pave a 50x20 area in Merganser to gain 5 parking spots and additional scooter parking. The Fitness center remodel of room has been completed and that equipment is being priced. He is working on finalizing a quote to get the large pool deck resurfaced. Two of the three front entrance signs have been rehabbed and the third will be completed soon.

8. NEW BUSINESS

Community Association Manager Randy Niles gave an update on the current violations. He also noted that the maintenance crew is working hard and is continuing to make improvements to the grounds.

Vice President Robin Mitchell moved to ratify the First Right of Refusal for 5 Kestral Way. Treasurer Joe Caso seconded. The motion passed unanimously.

Vice President Robin Mitchell provided a real estate update. Please find her attached report.

9. MEMBER INPUT

The owner of 118 Golf Club Drive suggested that the Finance Committee meet and report back to the Board on the future of the HOA concerning the pandemic.

The owner of 24 Kestral Way spoke about speed bumps, 3 strike policy for speeders, and noise from pool pump.

The owner of 19A Golf Club Drive thanked the Board for being on top of the speeding issue with vehicles on property.

The owner of 216 Golf Club Drive asked that we put recycle containers by each mailbox cluster.

10. ADJOURNMENT

Vice President Robin Mitchell moved to adjourn the meeting. Treasurer Joe Caso seconded. The meeting was adjourned at 7:33 p.m.

Respectfully submitted,

Randy Niles  
Community Association Manager