

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Open Conference Call
Key West, Florida 33040
May 18, 2020
Monday at 6:15 PM

1. CALL TO ORDER

President Bill Buzzi called the Board of Directors meeting to order at 6:21 p.m.

2. DETERMINATION OF QUORUM

President Bill Buzzi, 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, Community Association Manager Randy Niles, and Tracey Barrera by Video Conference Call.

Attendees sign-in sheet of those who attended by Video and/or Conference Call was taken by management.

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 April 20, 2020 Board of Directors meeting minutes. Vice President Robin Mitchell seconded. The motion was passed unanimously.

5. REPORTS OF OFFICERS

President's Report:

President Bill Buzzi:

- Bill wished everyone well
- Finance committee meeting was productive.
- Discussed changes to the capital projects which would be noted in committee reports.
- Finances are in good shape.

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. All assessments are paid.

6. REPORTS OF COMMITTEES

Community Association Manager Randy Niles noted no Arc meeting in May.

Treasurer Joe Caso reported on Parking and Security Committee meeting 5-6-2020

- Discussed report given by Donny Lee from Florida Key's Security and retired Key West Police Chief.
- Parking and Security Committee will continue to work on the best possible solutions for security personnel and technology for the community and report back to the board.
- Parking boots were discussed as an alternative to towing.

Treasurer Joe Caso reported for Finance Committee 5-11-2020

- Restructured capital project spending.
- Paving will be deferred from Kestral to Sanctuary gate to 2021. Will do milling and patching on bad area through that stretch.
- Will still add additional parking on Merganser.
- Resurface of large pool to replace paving.
- Rehab and ordering of new fitness room equipment.

Treasurer Joe Caso motion that in the future we obtain three bids on all significant expenditures, of \$10,000 or more, when possible, within 30 days. If within that time period a lesser number of bids have been obtained that we will then move forward with the best provided. Director Dave Hubbert amended the motion to obtain 2 bids for \$20,000-\$50,000 significant expenditures and 3 bids for \$50,000 plus for significant expenditures. Vice President Robin Mitchel seconded the amended motion. The motion passed unanimously.

7. UNFINISHED BUSINESS

Treasurer Joe Caso motioned to accept the revised proposal from the Finance Committee to table the paving of Golf Club Drive from Kestral to the Sanctuary gate to 2021. Vice President Robin Mitchel Seconded. Motion passed unanimously.

Director Dave Hubbert motioned to approve the budget for the Fitness Center remodel for \$54,048.98. Treasurer Joe Caso seconded. The motion passed unanimously.

President Bill Buzzi motioned to approve the ordering of new speed limit signs and poles from Foresite for \$5,633.70 to get the HOA in compliance with DOT standards in order to write citation for violators of the 15mph speed limit rule. Secretary Mike Wilbur seconded. The motion passed unanimously.

8. NEW BUSINESS

Community Association Manger Randy Niles discussed

- Outstanding violations on homes and the status of them.
- Working with security personnel.
- Retaining quotes and meeting with vendors for the association projects

Vice President Robin Mitchell moved to ratify the First Right of Refusal for 197 Golf Club Drive. President Bill Buzzi seconded. The motion passed unanimously.

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

Secretary Mike Wilbur discussed walk around with Director Dave Hubbert and Association Manager Randy Niles on landscaping. Mike discussed new ground cover trial in Sanctuary. Met with Mike from Mama's to discuss different options.

9. MEMBER INPUT

Owner 172 GCD – Green tow stickers work very well.

Owner 47 SB – Asked about pool and fitness center closure.

Owner of 118 GCD - asked about assessment delinquencies, pool resurfacing, and point of order objection.

Owner of 216 GCD – Thanked the board for all they do. Asked that all committee meeting be notified digitally.

Owner of 174 GCD – Thanked the board. Mentioned booting cars is efficient and sked if there is a company the services this request.

Owner of 50 GCD – Mentioned most issues were discussed. Asked that member input be at the the beginning of the meeting verses the end.

During Member input was knocked off line and may have missed some member input.

10. ADJOURNMENT

Treasurer Joe Caso moved to adjourn the meeting. Director Dave Hubert seconded. The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Randy Niles
Community Association Manager