

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Open Conference Call
Key West, Florida 33040
August 17, 2020
Monday at 6:15 PM

1. CALL TO ORDER

President Bill Buzzi called the Board of Directors meeting to order at 6:15 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

Vice President Robin Mitchell moved to approve the July 20, 2020 Board of Directors meeting minutes. Treasurer Joe Caso seconded. The motion was passed unanimously.

5. REPORTS OF OFFICERS

President's Report:

President Bill Buzzi:

Currently in town, saw Fitness Center remodel/Mural Painting and Large Pool resurfacing improvements and said everything looked great. Went over current COVID19 conditions.

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 and said we are in good shape.

6. REPORTS OF COMMITTEES

ARC Committee

Nothing was scheduled at this time.

Parking & Security Committee

Joe Caso, Chairperson of the Parking & Security Committee- current update on signage for community streets. Randy Niles, stated these are being installed currently.

Finance Committee did not meet

Landscape & Maintenance Committee

Nancy Hubbert-Chairperson for the committee:

- 2 Brothers Lawn Services- Landscaping proposal received – will ask Clean Cut to re-bid and Brite View to bid a two-week time frame for submission.
- Trash/Recycling bin issue will be discussed at next meeting
- Randy Niles and Eric Hart will be mapping the irrigation for the property.
- Robin Mitchell motioned and was second by Joe Caso to replace Orkin Pest Control Services and use Eastern Exterminating which include a tailored fertilization plan for grass, shrubs, and trees.

7. UNFINISHED BUSINESS

Community Association Manager Randy Niles covered 2020 projects under Management report.

Community Association Manager Randy Niles reported:

- Paving on Golf Club Dr from, Kestral Way patching areas of concern, starting Monday, August 24, 2020, pending good weather conditions.
- Merganser Ln.-extra parking spaces to begin week of August 24, 2020.

Discussed under L& M Committee-Landscape proposal

Pet Regulations- Mike Wilbur recommended the Board look at reasonable number of dogs/pets per household. Any current pet going forward would be grandfathered in.

Debra Connor-10 Spoonbill Way- Be specific on what pets or raise number to 3 per household.

Operations Director Sterling Christian- Any future residents this rule would apply once we get it amended.

8. NEW BUSINESS

Home Inspections- Director Dave Hubbert spoke about GC163, WD019, KF046 these have been going on too long without any resolution. Dave Hubbert motioned for these owners to be sent an attorney letter Bill Buzzi second it. This passed unanimously.

Vice President Robin Mitchell moved to ratify the Right of First Refusal for KF016, GC277, GC253, GC058, GC172, GC036, and GC071. Vice President Robin Mitchell motioned and President Bill Buzzi seconded. The motion passed unanimously.

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

Routine Maintenance-Director Dave Hubbert talked about every day maintenance that is not being addressed and we need to be more vigilant. We need a plan to identify these problems sooner, log them in the inspection database and work on fixing them.

Secretary Mike Wilbur- talked about yards inside the fences for rental properties being poorly kept. Dave Hubbert recommended to have ARC Committee go round property once a year and do inspections. ARC Committee-Chairperson- Fran McCormack was in attendance and agreed in Mid-October to start the inspections.

Renew GC LOC- Operations Director Sterling Christian-asked about continuing the Line of Credit with BBT Bank. Bill Buzzi motioned, and Robin Mitchell second, was unanimously passed.

9. MEMBER INPUT

- Coretta Oden 216 Golf Club Dr- Thanked Dave Hubbert and Randy Niles. Recycle Bins by mailbox in sanctuary is working well and wanted to know when/if we can get these throughout the community for all mailbox areas.
- Nancy Hubbert 111 Golf Club Dr-If we do proceed with getting the recycle bins for all the community mailbox areas, we need recycle bins that go with the look of the community and that can withstand weather conditions.

- Bill Buzzi 215 Golf Club Dr- Can get costly so we need more research on the recycle bins for the mailbox areas.
- Marilyn Brew 216 Golf Club Dr- Thanked the Landscaping & Maintenance Committee for all they are doing.

10. ADJOURNMENT

President Bill Buzzi moved to adjourn the meeting. Treasurer Joe Caso seconded. The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Randy Niles
Community Association Manager