

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
Open Conference Call  
Key West, Florida 33040  
July 20, 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 June 15, 2020 Board of Directors meeting minutes. Director Dave Hubbert seconded. The motion was passed unanimously.

5. REPORTS OF OFFICERS

President's Report:

President Bill Buzzi:

President Bill Buzzi stated we had a busy agenda and outlined what would be discussed in the meeting, busy agenda.

- Maint/Landscaping Committee, Animal Restrictions, Mask Restrictions, Financials, Virtual Mayors Candidate Meeting
- Singh Cable Lawsuit-factual errors by Singh that will be brought up by our attorney.
- Hurricane Prepping
- Cable alternatives will be searched by Dave Hubbert and Bill Buzzi

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

ARC Committee

Association Manager Randy Niles stated an Architectural meeting was scheduled for July. There was not a quorum.

Parking & Security Committee

Joe Caso, chair of the Parking & Security Committee- talked about the conference call with Quick Pass and a follow up call will be in September 2020.

Finance Committee did not meet

Landscape & Maintenance Committee

Nancy Hubbert-Chair person for the committee presented some recommendations from the Landscaping & Maintenance Committee:

- Orkin to come up with an alternate pesticide to use instead of what is currently used.

- Maintenance duties: would like our maintenance staff to do the trash bins on Fridays instead of paying Clean Cut.
- Irrigation: wants a detailed map of the properties irrigation to help with future repairs, problems moving forward. Randy will provide reports from the FKAA.

#### 7. UNFINISHED BUSINESS

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

- Paving on Golf Club Dr from, Kestral Way patching areas of concern, starting mid-August 2020.
- Fitness Center-new equipment is installed, Excel will be coming back to deliver one more piece of equipment, and programming comcast cable channels. One screen for one of the treadmills has been ordered and will be in soon and get installed by Excel.
- Mural in fitness center is complete and a thank you to Dave Hubbert, and Steve Kehoe for adding that little touch to the fitness center, looks nice.

#### 8. NEW BUSINESS

Management Report: Community Association Manager Randy Niles reported:

- Outstanding violations on homes and status of each.

Vice President Robin Mitchell moved to ratify the First Right of Refusal for 58 Golf Club Drive, and 50 Spoonbill. President Bill Buzzi motioned and Treasurer Joe Caso seconded. The motion passed unanimously.

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

Candidate Night Virtual Meeting: Joe Caso will meet with Robin Mitchell to set up a date with Mark Rossi, Rick Haskins, and Mayor Terry Johnson to answer questions for the Key west Golf Club HOA.

Mask Directives & Signs- The City of Key West has amended again their directives about mask coverings. President Bill Buzzi will be drafting an email blast for the community.

#### 9. MEMBER INPUT

- Eric Hart 2 Kestral Way – Proposed that Orkin use different chemicals and that Round up not be used for weed control.
- Carol Burns 172 Golf Club Drive- asked if political signs were allowed on property

#### 10. ADJOURNMENT

Treasurer Joe Caso moved to adjourn the meeting. Vice President Robin Mitchell seconded. The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

  
Randy Niles  
Community Association Manager