

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Open Conference Call
Key West, Florida 33040
September 21, 2020
Monday at 6:15 PM

1. CALL TO ORDER

President Bill Buzzi called the Board of Directors meeting to order at 6:16 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. Quorum was met.

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 needs correction of item 8 address 18WD to 19 WD. Once correction is done Robin moved to approve the August 17, 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:

- Concrete work being done on Whistling Duck mailbox area to help with flooding.
- Extending pool/fitness center to its normal hours and continuing to keep signage up.
- Singh Case Update: litigation wheels of justice move very slowly. Federal Court Judge will be making a decision to either proceed or dismiss the case. Depending on outcome the Board will discuss further.

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. Got the LOC renewed. Talked about mailing that went out for new HOA Payment System. Owners need to be setting up this new way of payment soon starting October 2020.

6. REPORTS OF COMMITTEES

ARC Committee

Nothing was scheduled at this time.

Parking & Security Committee Joe Caso, Chairperson of the Parking & Security Committee-

- Move forward with purchasing a few boots. Once procedures are in place we can move forward with purchasing of boots. Bill Buzzi motioned to go forward with booting Dave Hubbert seconded.
- Speed tables-Joe Case motioned to make speed tables higher Bill Buzzi second it.

- Joe Caso will talk to the City about agreement with The City and KWGC for speeding tickets.
- Merganser Ln- new parking spots have bumpers and will be painting the stripes soon.
- Joe Caso and Dave Hubbert gave update on Quick pass meeting with representative involving a new look and feel with more flexibility and accessibility. Follow up meeting with the representative of Quick Pass will follow.

Finance Committee did not meet

Landscape & Maintenance Committee

7. UNFINISHED BUSINESS

- Pet Regulations-Secretary Mike Wilbur talked about 2 dog limitation. Bill Buzzi suggested we get something in writing and will be discussed at next meeting.
- Randy Niles gave update on the following inspections on properties: 163GC, 46KF, 19WD, 24ML, 95GC
- Attorney Letters to be sent out to the following properties: 24ML, 95GC. Bill Buzzi motioned to get these letters sent out and Robin Mitchell seconded.

8. NEW BUSINESS

Community Association Manager Randy Niles reported:

- Home Inspections- updated board on 10 properties. 163GC, 46KF, 95GC, 24ML, 287/289GC, 281GC, 22SB, 19WD

Vice President Robin Mitchell moved to ratify the First Right of Refusal for 91GC, 166GC, 87GC, 265GC, 57SB, 45SB, 22KF, 10WD, 30WD, and 16WD. Vice President Robin Mitchell motioned and Treasurer Joe Caso seconded. The motion passed unanimously.

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

L&M Committee Landscaping Proposal:

L&M Committee Chairperson Nancy Hubbert gave her report on the following items:

- Irrigation mapping is still in the works per Randy Niles
- Mailbox Recycling Cans proposed by committee: Bill Buzzi motioned and Robin Mitchell second for the purchasing of 6 blue steel w/rain bonnets and 12 bases (6 for new cans and 6 for existing refurbished cans. Passed unanimously by the board.
- A recommendation/proposal to the board to replace Clean Cut with 2 Brothers Lawn Services. Bill Buzzi motioned to approve 2 Brothers Lawn Service and a three-month trial basis to have our maintenance staff to return trash cans to owner's steps Mike Wilbur second. No additional funds will be spent on 2 Brothers Lawn Service at this time. A letter will be drafted and sent out letting owners/residents know they will need to start putting away their own cans.
- Planning of Virtual Annual Meeting- Bill Buzzi and Dave Hubbert will be planning the meeting to be done virtually and looking into the software for voting virtually. Bill Buzzi informed everyone he will not be continuing his volunteer services at the President starting 2021. Bill Buzzi volunteered however to act as a liaison between the KWGC and Singh Lawsuit.

9. MEMBER INPUT

- 216 GC- Coretta Oden wanted to give thanks to our L&M Committee volunteers Eric Hart and Nancy Hubbert for all their efforts.
- Robin Mitchell wanted to recognize the passing of a prior long time CAM Manager Lynn Lembo for all her efforts and work she did for the owners of the KWGC.

- ADJOURNMENT

Vice President Robin Mitchell moved to adjourn the meeting. Treasurer Joe Caso seconded. The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Randy Niles
Community Association Manager