

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Open Conference Call
Key West, Florida 33040
October 19, 2020
Monday at 6:15 PM

1. CALL TO ORDER

President Bill Buzzi called the Board of Directors meeting to order at 6:17 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 2 typos corrected. Once corrections are done Joe Caso moved to approve the September 21, 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:

- The state of the HOA is good.
- The Finance Committee met on October 15, 2020 to build the 2021 Budget and will be meeting again on Thursday, October 22, 2020 to finalize the 2021 Budget for the Annual Meeting. Finance report review- one item to be discussed later in this meeting.
- This is an election year, encouraged people to get out and vote.
- Will be meeting with Chris Lee on the ruling of the Singh Lawsuit.
- Our Annual Meeting will be a virtual meeting and it will allow members to vote virtually, encouraged owners to be thinking of nominees for annual meeting.

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-

- 4 new parking spaces on Merganser Lane are complete.
- More speed bumps throughout community have been installed to reduce speeding.
- Joe Caso will be speaking with David Black about getting a motor cop for the property help with speeding patrol.

- New signage still needs to be raised to the correct height.

Finance Committee

- Met on 10-15-20 to begin reviewing the 2021 Budget for annual meeting

Landscape & Maintenance Committee

Chairperson Nancy Hubbert presented latest meeting updates:

- New recycling containers have been put out on property by all mailboxes
- A new mailbox pad is completed on Whistling Duck
- Asked about paper box on Merganser Ln being moved to another location.
- Refurbishment of mailbox skirts was voted on by the committee to do powder coating. Will move forward soon with this project.
- Randy typed up an RFP for Irrigation and Pool Companies to get contracts to review.
- Mapping of irrigation is in progress
- Looking to get a contract with Treeman to bring to the November 2020 BOD Meeting.
- A request by an owner was presented to the committee to install one more dog station on Spoonbill Way close to HOA Visitor Lot.
- L & M Committee will be working on filling a spot on the committee due to recently losing a committee member. Coretta Oden has resigned and was a great addition but has chosen to step down.

7. UNFINISHED BUSINESS

- Planning of Virtual Annual Meeting- Bill Buzzi and Sterling Christian spoke with attorney about details that will go out November 2020 to owners.
- Dave Hubbert is looking into software to be used at Annual Meeting that allows members to vote virtually. Dave Hubbert motioned to use Becker Software; Bill Buzzi seconded the motion was passed unanimously.
- One item to be discussed was the extra cost of the waste cans returned to owner's homes. Dave Hubbert motioned to rescind the Board motion approved at September 21 Board Meeting to conduct a 3-month trial that would have our maintenance staff return the waste cans to owner's steps, and in addition going forward November 1 to utilize 2 Brothers Lawn Services to place the cans in their designated storage location on side of owner's homes. Joe Caso seconded this motion. This was passed unanimously.
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8. NEW BUSINESS

Community Association Manager Randy Niles reported:

- Home Inspections- updated board on 95GC, 163GC, 19WD, 24ML, 281GC, 22SB
- Routine Maintenance- Our maintenance staff has installed additional speed bumps recently. New signage throughout community installed. Metal grates were repaired and painted. 2 metal grates need to be addressed. One metal grate door is ordered and will be installed soon.

Treasurer Joe Caso motioned to ratify the Right of Refusals for 179 GC and 18 WD. Director Dave Hubbert seconded. The motion passed unanimously.

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

9. MEMBER INPUT

- Lee Marcum & Michael Deangelis, 22 Merganser Lane- Asked about the French drain that needs to be redone on the backside of Merganser behind the homes. Years of flooding is causing homes to deteriorate. Randy Niles got a quote from tropical underground to redo drain. Bill Buzzi suggested we have an engineer study done. Bill Buzzi motioned to have an engineer study; Dave Hubbert seconded this motion. Motion passed unanimously. Asked also about an additional stop sign to be installed by Merganser and Golf Club Drive coming into the entrance.

Eric Hart, 2 Kestral Way- Made some suggestions for additional speed bumps, likes the extra stop sign idea. Mailboxes on Spoonbill Way/GC, rubbish cans on Merganser Ln, suggested putting the paper box that is on Merganser at the HOA Office area. Thanked the board of directors.

10. ADJOURNMENT

Treasurer Joe Caso moved to adjourn the meeting. Director Dave Hubbert seconded. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Randy Niles
Community Association Manager