

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
74 Golf Club Drive
Key West, Florida 33040
Open Conference Call
VIA Zoom
January 18, 2021
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 and 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 is attached.

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 motioned to approved the December 21, 2020 Board of Directors Meeting minutes once corrections have been made. Treasurer Joe Caso seconded this motion. This passed unanimously.

5. REPORTS OF OFFICERS

President's Report:

President Bill Buzzi:

Spoke about the accomplishments of the board of directors over the past 3 years. Thanked Jackie and all security and maintenance for there hard work and dedication to the community. It has been a pleasure serving, and representing for 3 years as the president of the Golf Club.

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. Also added that he will be presenting his financial report at the annual meeting.

Operations Director Sterling Christian reviewed the delinquencies and foreclosure actions reported in the monthly collection report. Nothing to report.

6. REPORTS OF COMMITTEES

ARC Committee- No Meeting

P&S Committee- No Meeting

Finance Committee- No Meeting

L&M Committee- Chairperson Nancy Hubbert gave update on failing grass around community. Butterfly Garden had some damage done by kids around community. This issue has been resolved. Enclosures at WD/GC and SB/GC will be cleaned up and painted. For the irrigation

system only one proposal has been received from Blue Island. Recommendation is given to the board to go with Blue Island's proposal. Board requests that Blue Island add an addendum about work to be performed in the initial stages.

7. UNFINISHED BUSINESS

- Finalizing items for Annual Meeting- attachments or slides for presentation at annual meeting need to be turned in. Dave Hubbert will put together a power point for pictures, slides, etc. We need the order for an agenda.
- Discuss drain behind Merganser Lane-Randy Niles-Meridian Engineering is giving feedback on grade. We gave the go ahead for Meridian to do the survey, will bring to the board once this is complete.

8. NEW BUSINESS

- Managements Report- Randy Niles gave report on file maker how we track and do our home inspections for the community. File Maker is cleaned up for 2021. A lot of new sales going on. Quick Pass – board suggest we get in contact with Jolynn and set up meeting. Maintenance crew went from 5 men in 2020 to 3 men in 2021. If irrigation proposal can happen maintenance can focus more on their daily tasks.
- Ratify monthly right of first refusals- Dave Hubbert motioned to ratify monthly right of first refusals, Joe Caso seconded. This passed unanimously.
- Real Estate Report- Vice President Robin Mitchell provided a real estate update. Please find her attached report.
- Irrigation System Maintenance- refer to L&M Committee.
- Community Newsletter- Management office, Randy and Tracey will be working on putting together a newsletter much like the quacker. It will be emailed out to the community and a few copies to be provided at office. This will go out in February after annual meeting.

9. MEMBER INPUT

- 174GC- Ken Fischer asked about the plan for the area next to his house before the sanctuary by the golf course. Asked about the green AT&T boxes that need to be replaced or fixed.
- 225GC- Fran McCormack agrees about getting an addendum to the proposal from Blue Island. Asked for an update on the Singh lawsuit. Bill Buzzi provided update on lawsuit and will be talked about at Annual Meeting.

10. ADJOURNMENT

Joe Caso moved to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Randy Niles
Community Association Manager