

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
February 15, 2021
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:15 p.m.

2. DETERMINATION OF QUORUM

President Joe Caso, Vice President Robin Mitchell, Treasurer Dave Hubbert, Secretary Eric Hart, and Director Mike Wilbur were present by Video Conference Call. Representing Management were Operations Director Sterling Christian 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 January 18, 2021 Board of Directors Meeting minutes. Secretary Eric Hart seconded this motion. This passed unanimously.

5. REPORTS OF OFFICERS

President's Report:

President Joe Caso:

- General up keep of the property and repairs are in good shape.
Spoke of the goals for future: Committees on top of maintenance, slowing down traffic flow through community. Rectify issue with electric scooters throughout community. Enhance control- parking and note violations, and booting. Encouraged the board to listen to everybody and be fair. Quick Pass needs to be brought up to standards. Encouraging owner involvement.

Treasurer's Report:

Treasurer Dave Hubbert went over the treasurer year to date report for the Association, attached is his monthly year to date report. Wanted to look more into the specifics of maintenance payroll, and a delinquency for a property. Will discuss offline.

Operations Director Sterling Christian reviewed the delinquencies and foreclosure actions reported in the monthly collection report.

6. REPORTS OF COMMITTEES

ARC Committee- met on 2/10/21 Chairperson – Fran McCormack stated some approvals were made. One property committee still needs to vote on once all necessary material is received.

P&S Committee- No Meeting

Finance Committee- No Meeting

L&M Committee- Chairperson Nancy Hubbert gave update from meeting: No recommendations for the board at this time.

- Irrigation System- Sanctuary and around sanctuary gates. Requested we get a weekly report from Blue Island on the progress of the work being done.
- Mailboxes- Skirts for mailboxes sent out for powder coating. Missing ball tops for mailboxes have been ordered to replace mailboxes with missing tops.
- Budget allowing, there will be some planting plans for areas along Golf Club, Merganser hillside, throughout community.
- Committee Member, Mike Wilbur spoke of butterfly garden needing more flowering plants, some trimming and pruning of plants. Agreed to over see the plantings for the butterfly garden.
- Proposed stop sign for GCD at ML. The small palm blocking visibility of entrance lane will be removed.

Voting on Committee Members- Board approved 5 members to the committees.

7. UNFINISHED BUSINESS

- Discuss drain behind Merganser Lane- Meridian Engineering to survey area in next week or so.

8. NEW BUSINESS

Management Report – Dave Hubbert gave report in the absence of Randy Niles. Went over the home inspections oldest to newest. Blue Island Irrigation more detailed report will be submitted once Rick is back in town. Maintenance is continuing to work on the enclosures throughout property. Security working on catching third vehicles.

Ratify monthly right of first refusals- Robin Mitchell motioned to approve the right of first refusals for 4 ML, 12 ML, 20 ML, 40 ML, 10 WD, 40#2 SB, 95 GC, 171 GC, 215 GC. Dave Hubbert seconded. This passed unanimously.

Real Estate Report - Vice President Robin Mitchell provided a real estate update. Please find her attached report.

Irrigation System Maintenance – discussed under reports of committees.

Community Newsletter – Dave Hubbert will draft an email to go out to community to get volunteers for community newsletter.

9. MEMBER INPUT

- 112 GC – Natasha Cole -Discuss policies for children in common areas.
- 146 GC – Terry Raum - Discuss with board anything that can be done to improve the deteriorating situation at 148 GC.
- 50 GC – Mark Martin – Brought to the board the issue of the golf course mowing at very early hours of the morning.

ADJOURNMENT

Joe Caso moved to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 8:12 pm.

Respectfully submitted,

Randy Niles

Community Association Manager