

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
ANNUAL MEETING  
2:00 PM, Saturday, January 30, 2021  
**Open Conference Call**  
VIA ZOOM

1. CALL TO ORDER BY CHAIRPERSON

President Bill Buzzi called the Annual Meeting to order at 2:05 p.m.

2. CERTIFYING QUORUM

A quorum was not met for the General Membership meeting. Board Members, President Bill Buzzi, Vice President Robin Mitchell, Director Dave Hubbert, Treasurer Joe Caso, and Secretary Mike Wilbur were all present via video conference call. Operations Director Sterling Christian, Community Association Manager Randy Niles and Secretary Tracey Barrera were also present on behalf of management.

Attendees sign-in sheet of those who attended by Video and/or Conference Call was taken by management.

3. PROOF OF NOTICE OF MEETING

The Operational Director, Sterling Christian provided proof of meeting notice by affidavit.

4. APPROVAL OF PRIOR MINUTES

Treasurer, Joe Caso motion to approve the prior annual meeting minutes, Vice President, Robin Mitchell seconded. This passed unanimously.

5. PRESIDENTS REPORT

President's Report: President Bill Buzzi: went over completed projects from 2020.

- New entry sign to Golf Club
- Mailboxes on Whistling Duck was lifted due to flooding
- Metal recycle cans added to every mailbox area
- 4 new parking spaces added to Merganser Lane
- Large Pool resurfacing
- Automated locks for pool/fitness center
- New speed limit signs throughout community
- Remodel of fitness center, new equipment, expansion, painted mural
- Thanked property owners/community for bringing properties up to standards

This has been a challenging year with a pandemic, and safety/health. Board had closed pools/fitness center last year for the safety and health concern of the community. There is still a mask mandate from the City of Key West. Virtual meetings have been working for the HOA, and will continue to do things this way. Monroe County is in good shape as far as COVID numbers.

6. YEAR 2020 FINANCIAL REPORT

Treasurer Joe Caso gave his finance highlight report from 2020, went over 2020 expense report. Reserves are healthy, looking good. Went over reserves spending completed 2020 projects.

P & S Committee report:

- 4 additional parking spaces added to Merganser Lane
- Donnie Lee/FL Keys Security – committee met with him which led to a series of calls to utilize the software with Quick Pass.
- Speed bumps installed
- Added new signage for compliance with DOT Requirements providing the basis of KW Police to issue real tickets to speeders.
- Illegal parking- service for “booting” for illegal parked cars.
- New longer duration owner decals.

Director Dave Hubbert- 2020 Capital Projects

- Fitness Center – new upgraded equipment, more space – spent \$55,900
- Large Pool Resurfacing – spent \$7,500
- Lift Pump
- New A/C HOA Office
- Total Reserve Spending in 2020 \$178,000

2021 Projects

- Paving – Golf Club Drive from Kestral Way to Spoonbill Way- Patching Kingfisher Lane, HOA Office parking lot
- Repair/Update – Irrigation system, landscaping/lighting
- Drainage Issue behind Merganser – engaged in a project engineer study

Vice President Robin Mitchell Report

- Home Value Summary Report from 2020
- Sales of homes through the years
- 2021 Active – Pending/Contingent Sold Homes

7. UNFINISHED BUSINESS

Bill Buzzi gave an update on the Singh Lawsuit. Negotiations are happening, the board will keep the membership up to date.

8. NEW BUSINESS

- Introduced the Board of Directors
- Review rolling over excess Member revenues to the following year- passed 106/2
- Review allowing the use of reserve funds in case of a disaster – passed 101/7
- Bill Buzzi – did some requests for members to get involved and dedicate a little time to help in the community. Gave thanks to the KWGC HOA Office Randy and Tracey, Jackie and all the security guards, and to all our maintenance crew. Thanked everyone for allowing him to serve 4 years on the board as president.

9. QUESTIONS AND COMMENTS

- Christina Rose (120GC) Thanked residents who helped with cleaning up butterfly garden.
- Osure Francis/Thomas Siburg (85GC) Asked about electric vehicle charging stations for community. Thanked the board for all their work.
- Susan Berland (49SB) let the board know that she would like to volunteer her time to the community or a committee.

## 10. ADJOURNMENT

Robin Mitchell moved to adjourn the annual meeting. Joe Caso seconded. The meeting was adjourned at 3:04 pm.

Respectfully submitted,

Randy Niles  
Community Association Manager

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
ORGANIZATIONAL BOARD OF DIRECTORS MEETING  
(Immediately following Annual Meeting)  
**Open Conference Call**  
VIA ZOOM

1. CALL MEETING TO ORDER- Bill Buzzi called the meeting to order at 3:06 pm
2. DETERMINATION OF QUORUM Yes
3. PROOF OF NOTICE OF MEETING Yes
4. APPROVAL OF PRIOR MINUTES- No minutes to approve.
5. ELECT OFFICERS & APPOINT COMMITTEES
  - Dave Hubbert nominated Joe Caso for president. Robin Mitchell seconded. Motion passed.
  - Dave Hubbert nominated Robin Mitchell for vice president. Eric Hart seconded. Motion passed.
  - Joe Caso nominated Dave Hubbert as treasurer. Robin Mitchell seconded. Motion passed.
  - Robin Mitchell nominated Eric Hart as secretary. Joe Caso seconded. Motion passed.
  - Mike Wilbur was voted unanimously for director.
6. UNFINISHED BUSINESS nothing at this time
7. NEW BUSINESS - nothing at this time
8. No member input.
9. Dave Hubbert moved to adjourn the organizational meeting. Robin Mitchell seconded. The meeting was adjourned at 3:11 pm.

By Order Of the Board of Directors of The Key West Golf Club Homeowners' Association, Inc.