

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
74 Golf Club Drive
Key West, Florida 33040
Open Conference Call
VIA Zoom
April 19, 2021
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:21 p.m.

2. DETERMINATION OF QUORUM

President Joe Caso, Vice President Robin Mitchell, Treasurer Dave Hubbert, Secretary Eric Hart and Director Derrick Rende were present by Video Conference Call. Representing Management were Operations Director Sterling Christian, and Tracey Barrera and Attorney Dave Rogel by Video Conference Call.

Attendee's 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 approve the March 15, 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:

- Everything is in good order. Common grounds excellent shape. Large pool was recently closed for a few days for treatment/maintenance.
- Introduced the purchase of Comcast Bulk Service Agreement from Singh Cable to membership. Further discussion under New Business.

Treasurer's Report:

Treasurer Dave Hubbert reviewed spending to budget, cash position. Operational Director Sterling Christian went over delinquencies year to date for the Association. The report is available to homeowners on request.

The delinquencies and foreclosure actions reported in the monthly collection report.

6. REPORTS OF COMMITTEES

ARC Committee- met on 4/14/21 – Chairperson, Fran McCormack gave update on ARC Meeting.

P&S Committee- No Meeting, Joe Caso spoke about connecting with Quick Pass for a meeting. Update on speed bumps and Key West Police coming on to Golf Club now for speeding violations. Expired owner decals will be valid until 2022.

Finance Committee- met on 4/7/21 to discuss the Singh Cable matter.

L&M Committee- Chairperson Nancy Hubbert gave update from meeting:

- Updated Board on the plantings done in Butterfly Garden
- Butterfly Garden signage for pond, and gate to butterfly garden.
- Spa Parking hill in the sanctuary- plantings will happen more into the fall season.
- Committee, Randy Niles meeting with Billy from Eastern Exterminating to walk the property and determine where are good areas for grass to be grown.
- Nancy Hubbert has mapping of property being done for plantings throughout community.

- Spa Home Tree Lawns- It is being discussed what is the best alternative for these areas.

7. UNFINISHED BUSINESS

- Discuss drain behind Merganser Lane- Dave Hubbert gave update on Meridian Engineering surveying.

8. NEW BUSINESS

- **Management Report- Home Inspections, Playground, Irrigation Maintenance** – Dave Hubbert gave update on Home Inspections. Playground was power washed. Board requesting ideas from owners on playground area.
- Rick Dekeyser- Blue Island gave update to the board on irrigation progress.
- **Ratify monthly right of first refusal:** Dave Hubbert motioned to approve; Robin Mitchell seconded. This passed unanimously.
- **Signing of the corrective deed for 75 SB** – Robin Mitchell motioned to approve, Derrick Rende seconded.
- **Real Estate Report-** Vice President Robin Mitchell provided a real estate update. Please find her attached report.
- **Joe Caso motioned and Eric Hart seconded, this passed unanimously, to approve borrowing of up to \$3 million from Truist Bank (Loan) to be repaid from the operating budget and assessments, for the purpose of acquiring all the right, title and interest in the cable system and contract rights held by The Singh Company, subject to a vote of the membership in accordance with the governing documents for the Key West Golf Club and the execution of that certain commitment letter for the Loan.** – Attorney Dave Rogel explained the overall borrowing of \$3 Million. BOD took a survey of hands from the membership. Board will be presenting more documentation and a more formal way of voting for the membership.

9. MEMBER INPUT

- Andy Monteiro 195 GC – Question to the board about legal fees related to Singh Cable Litigation.
- Cary Knight 29 KF – Asked the board about the assessment portion.
- Jay Hall 13 SB – Question about Singh Cable
- Steve Black 227 GC – Question about Singh Cable
- Judy Finn 19 WD – Question about Singh Cable
- Rick Dekeyser 189 GC – Question about Singh Cable
- Coretta Oden 216 GC – Question about Singh Cable and bulk agreement
- James Finn 19 WD – Asked about the long term of maintaining of increase in Singh Cable.
- Paul Reid 259 GC – Commented on Singh Cable

ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Eric Hart seconded. The meeting was adjourned at 7:57 pm.

Respectfully submitted,

Randy Niles
Community Association Manager

Joe Caso, President, KWGC HOA