

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  
May 17, 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 Derrick Rende 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.

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 April 19, 2021 Board of Directors meeting minutes. Director Derrick Rende seconded this motion. This passed unanimously.

5. REPORTS OF OFFICERS

**President's Report**

President Joe Caso:

- Thanked everyone for helping to achieve the votes needed to pass the purchase of the Singh Cable agreement. Went on to explain the next steps, which is to speak to our attorney and get the paperwork back to the bank. Finances look good, Dave Hubbert will share his treasurer report. Turned over to Dave Hubbert.

**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-** No Meeting – Randy Niles gave update on any outstanding ARC Requests.

**P&S Committee-** No Meeting, Joe Caso/Randy Niles will be having a meeting with Quick Pass soon.

**Finance Committee-** No Meeting

**L&M Committee-** No Meeting but Chairperson Nancy Hubbert gave update:

- Committee did not meet this month. Still continuing to work with Rick Dekeyser with Blue Island on the irrigation issues on the property. Plantings will not take place until November 2021 once irrigation is more complete. Still looking into signage for No Swimming/Wading in pond for the Butterfly Garden gates and pond area.

#### 7. UNFINISHED BUSINESS

- Discuss drain behind Merganser Lane- Randy Niles will be getting the survey soon from the engineer.

#### 8. NEW BUSINESS

- **Management Report- Home Inspections, Playground, Irrigation Maintenance** – Randy Niles gave report on home inspections. Randy recommended using the playground area for more of a multi-use area for kids and adults. Board recommended a survey be sent out to the membership for ideas on the use of this area. Irrigation is moving along, board recommends pushing to have Blue Island have a set day every week to come on property and do work.
- **Ratify monthly right of first refusal:** Vice President Robin Mitchell motion to ratify the monthly right of first refusal. Treasurer Dave Hubbert seconded. This passed unanimously.
- **Real Estate Report-** Vice President Robin Mitchell provided a real estate update. Please find her attached report.
- **Review voting 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.** 283 yes votes, 6 no votes, were received. Board will keep the membership up to date when next steps are taken.

#### 9. MEMBER INPUT

Joe Caso - discussed doing in person meetings at HOA Office in future, but still allowing the open conference call zoom option.

#### 10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Derrick Rende seconded. The meeting was adjourned at 6:53 pm.

Respectfully submitted,

Randy Niles  
Community Association Manager