

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
July 19, 2021
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:16 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, 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

Secretary Eric Hart motioned to approve the June 21, 2021 Board of Directors meeting minutes. Director Derrick Rende seconded this motion. This passed unanimously.

5. REPORTS OF OFFICERS

President's Report

Review the state of the Association

- The Pritam Singh Cable Agreement matter is closed. The board will be speaking with Comcast soon. The pool is looking great; new table and chairs are out. Discussed getting better signage for no climbing on water fall at large pool. The board will further look into the resurfacing of the large pool. Grounds are looking great.

Treasurer's Report:

Treasurer Dave Hubbert reviewed the treasurer's report. Discussed 2021 paving project, provided financial details of the transaction to purchase cable rights from Singh Cable, irrigation, and golf carts. 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

P&S Committee- No Meeting, Joe Caso- would like a meeting arranged soon to talk about technical solutions.

Finance Committee- No Meeting

L&M Committee- No Meeting

7. UNFINISHED BUSINESS

- **Revised Home Inspection Motion-** An attorney letter will be sent to an owner who has a home inspection violation uncured for more than 90 days from the most recent inspection. Within 21 days following receipt of the attorney letter, owner must provide documentation in writing of contracted or scheduled work to be done including a completion schedule. Work not completed within (6) months from the original inspection date will be completed by the Association and billed to the owner. Robin Mitchell motioned to approve this motion. Derrick Rende seconded. This passed unanimously.

8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on pending inspections. Playground- deferred. Irrigation Maintenance – discussed under treasurer's report. Office Equipment – BOD discussed updating computers in the HOA Office. Dave Hubbert proposed \$5,000 to upgrade the HOA Office computers and internet. Dave Hubbert motioned to approve. Joe Caso seconded. This passed unanimously.
- **Ratify monthly right of first refusal:** Vice President Robin Mitchell motion to ratify the monthly right of first refusal. Secretary Eric Hart seconded. This passed unanimously.
- **Real Estate Report-** Vice President Robin Mitchell provided a real estate update. Please find her attached report.

9. MEMBER INPUT

GC174 – Ken Fischer – Asked about home violations. Impressed with clean up after the storm. Thanked the BOD and HOA Office.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Eric Hart seconded. The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Randy Niles
Community Association Manager