

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  
August 16, 2021  
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:18 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

Vice President Robin Mitchell motioned to approve the July 19, 2021 Board of Directors meeting minutes. Secretary Eric Hart seconded this motion. This passed unanimously.

5. REPORTS OF OFFICERS

**President's Report**

Review the state of the Association

- Property is looking good; things are moving along smoothly. Now that the Pritam Singh cable agreement is behind us, we will focus more on the entry gate for community, and look for more technology rather than guards.

**Treasurer's Report:**

Treasurer Dave Hubbert reviewed the treasurer's report. 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- Speak to Quickpass about pad entry system/options.

**Finance Committee-** No Meeting

**L&M Committee-** No Meeting, Nancy Hubbert gave an update on meeting with Blue Island. Spoke about places on property that are of priority.

7. UNFINISHED BUSINESS

- **None**

8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on pending inspections. Playground- discussed by board to send out a mass email to community for opinions on what to do with this area and get a community of volunteers together. Irrigation Maintenance – discussed under Reports of Committees – Landscaping and Maintenance Committee.
- **Ratify monthly right of first refusal:** Joe Caso motioned to ratify the monthly right of first refusal. Eric Hart seconded. This passed unanimously.
- **Real Estate Report-** Vice President Robin Mitchell provided a real estate update. Please find her attached report.
- **Board needs to discuss the CAC-** KWGC Projects- meeting will be setup or can be discussed at next board meeting.

9. MEMBER INPUT

- 86/90 GC- Derrick Rende – had question in reference to the new HOA banking system.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Eric Hart seconded. The meeting was adjourned at 7:19 pm.

Respectfully submitted,

Randy Niles  
Community Association Manager