

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
September 20, 2021
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:17 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 August 16, 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

- President Joe Caso gave his report on how well everything is going for the property, and the progress. A meeting was held with a company to get security solutions for community. Gave update on our fair housing lawsuit between the association and 112GC.

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- obtaining quotes for gate entry options.

Finance Committee- No Meeting – will be having a meeting soon in October-November 2021

L&M Committee- No Meeting, Nancy Hubbert – landscaping plans are in place. Irrigation is working in a lot of areas on property now. We are ready to start obtaining orders for sod and plantings. Hoping to get plantings and sod for Oct-Nov timeframe.

7. UNFINISHED BUSINESS

- **None**

8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on pending inspections.
- **Discuss Potential use of the playground for a dog park-** Survey will be created to send out to community to get feedback.
- **Coconut Removal-** Board discussed future tree trimming for common areas more often according to growth of coconuts to prevent any accidents of falling coconuts.
- **Electric Car Charging Stations** – a survey will be created to send out to the community for feedback.
- **Ratify monthly right of first refusal:** Robin Mitchell motioned to ratify the monthly right of first refusal. Dave Hubbert seconded. This passed unanimously.
- **Real Estate Report-** Vice President Robin Mitchell provided a real estate update. Please find her attached report.
- **Jerry Rojas-** Cleaning Service- Discussed getting additional bids to compare and possibly approve the requested increase for his services.
- **Trash Cans on SB-** Board is trying to come up with solutions for the homes where trash cans do not fit on side of home to be stored.

9. MEMBER INPUT

- Jim Finn (19WD) – Had question to the board in reference to the right of first refusal and an explanation on the background of the Fair Housing Lawsuit from 112GC.
- Robin Mitchell (24SB) - recommended a letter to owners encouraging a little more presentation and care to the look of their yards. Commented security has not been patrolling pool area, and the information residents have about the new rule on pets. An email will be created to send out to community residents on the new pet rule, to include grandfathered date.
- Bill & Cynthia Voshol (20WD) – Asked if the playground area could be considered for an extra parking area. Thanked the board members for volunteering their time.
- Paul Ciber (43SB) – Wanted to help with the trash can issue on Spoonbill Way. Asked about the possibility of the standard 120 outlets for electric golf cart charging.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Eric Hart seconded. The meeting was adjourned at 7:44 pm.

Respectfully submitted,

Randy Niles
Community Association Manager