

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  
October 18, 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, Treasurer Dave Hubbert, Secretary Eric Hart 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

Treasurer Dave Hubbert motioned to approve the September 20, 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. Encouraged community to be courteous of parking as owners come back into town. Staffing will be discussed and we will be going over the survey results, as we did get high number of responses. Gave update on progress of the paving project. Grounds look great. Meeting turned over to Dave Hubbert for his report.

**Treasurer's Report:**

Review 2022 Draft Budget – Dave Hubbert went over the Draft Budget for 2022.

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 – Committee Chairperson Fran McCormack gave update on ARC.

**P&S Committee-** No Meeting, Joe Caso- Gathering information on security options.

**Finance Committee-** 10/5/21 Reviewed under Treasurers Report.

**L&M Committee-** No Meeting, Chairperson Nancy Hubbert – No changes since the last meeting. Will discuss survey results under New Business.

## 7. UNFINISHED BUSINESS

- **None**

## 8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on pending inspections. Dave Hubbert motioned for the association to start repairs on 22SB, an attorney letter will be sent to the owner explaining that they will be billed by the association once violations are corrected. Joe Caso seconded. This passed.
- **Discuss Owner Survey- Playground, Electric Golf Cart & Electric Car Charging-**
  - Playground** – Board discussed results of survey. Board will have playground equipment removed. More research and information is needed to make decision on this area.
  - Electric Golf Carts** – Dave Hubbert went over survey results.
  - Electric Car Charging Stations** – Dave Hubbert went over survey results.
  - Jim Finn (19WD) volunteered to form a committee with Dave Hubbert and Joe Caso on researching more on the charging stations for the community.**
- **Coconut Removal-** Randy Niles let the board know the bulk of the coconut trimming is completed. Board will look into the cost of replacement of coconut palms around common areas.
- **Ratify monthly right of first refusal:** Dave Hubbert motioned to ratify the monthly right of first refusal. Eric Hart seconded. This passed unanimously.
- **Real Estate Report-** Dave Hubbert went over Real Estate Report. Please find attached report.
- **Trash Cans on SB-** Joe Caso contacted Waste Management and spoke to them in resolving the issue of the trash cans on Spoonbill Way that are too large for the side of homes. Was able to get spare parts for the trash cans.

## 9. MEMBER INPUT

- Jim Finn (19WD) –Question on the Draft 2022 Budget. Thanked the Board for allowing input.
- Susan Berland (49SB) – Had a question in reference to the voting of the 2022 Budget.
- Richard Mattern (193GC) – Question on the purchased cable agreement.
- Bill Voshol (20WD) – Gave feedback on dog park idea for playground area and charge stations for community. Asked about the Merganser Survey cost.
- Greer Griffith (103GC) – Commented on dog park idea for the playground area. Asked about joining the landscaping and maintenance committee.

## 10. ADJOURNMENT

Eric Hart motioned to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 7:36 pm.

Respectfully submitted,

Randy Niles  
Community Association Manager