

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
November 15, 2021
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:20 p.m.

2. DETERMINATION OF QUORUM

President Joe Caso, Vice President, Robin Mitchell, Treasurer Dave Hubbert, 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

Director Derrick Rende motioned to approve the October 18, 2021 Board of Directors Meeting Minutes. President Joe Case seconded this motion. This passed unanimously.

5. REPORTS OF OFFICERS

President's Report

Review the state of the Association

- President Joe Caso – We will be discussing irrigation. Finance Committee met already and we will be going over the 2022 Budget. Walked the property and things are looking nice. The striping is being done and speed bumps are back in place. There has been no police presence in the community so we will look into getting them back on property to control the speeding. Charging station options are being researched by two board members and one homeowner on cost and location, etc.

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- Will be meeting soon to straighten out the guard situation and different options.

Finance Committee- No Meeting

L&M Committee- No Meeting – Committee needs to meet with Randy to go over the areas of irrigation that need to be done manually.

7. UNFINISHED BUSINESS

- **None**

8. NEW BUSINESS

- **Approve rolling over any excess member revenues** - Robin Mitchell motioned to approve, Derrick Rende seconded. This passed unanimously.
- **Approve the year to date reserve expenditures** - Motion passed by all board members unanimously.
- **Approve the 2022 Proposed Budget** – Robin Mitchell motioned to approve, Derrick Rende seconded, this passed unanimously.
- **Management Report- Home Inspections** – Randy Niles gave update on pending inspections. Randy is getting quotes to start repairs on 22SB, an attorney letter has been sent.
- **Planning of Virtual Annual Meeting** – Board discussed having a hybrid meeting at golf course clubhouse. Dave Hubbert discussed electronic voting on website.
- **Ratify monthly right of first refusal:** 4KW, 142GC, 207GC, 224GC – Emailed to all board members 11-16-21. Unanimously approved.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

9. MEMBER INPUT

- **None**

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 7:03 pm.

Respectfully submitted,

Randy Niles
Community Association Manager