

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
December 20, 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, and Director, Derrick Rende, and 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

Vice President Robin Mitchell motioned to approve the November 15, 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 – Neighborhood is looking good. We will be hearing from our L & M Committee on Irrigation. Dave will be giving us his treasurer report. We will be hearing from Randy Niles on maintenance. ARC Committee will give us any updates if any. P & S Committee is looking into getting an electronic gate system and eliminating our guard issue. Things are pretty sound.

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.

- 22SB – Lien to be filed by the HOA Attorney. Dave Hubbert motioned to file the lien. Derrick Rende seconded. This passed unanimously.

6. REPORTS OF COMMITTEES

ARC Committee- No Meeting

P&S Committee- No Meeting, Joe Caso- A meeting will be setup soon.

Finance Committee- No Meeting

L&M Committee- No Meeting – Committee Chairperson Nancy Hubbert gave update on grounds. Met with Rick/Kelsey from Blue Island to get documentation of areas.

7. UNFINISHED BUSINESS

- **Discuss Annual Meeting Agenda** – Joe Caso went over the template that was used in previous years for electronic voting etc. that will be used January 29, 2022 Meeting. Dave Hubbert will be in charge of slides.

8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on pending inspections.
- **Electric Golf Cart & Electric Car Charging** – Jim Finn, Joe Caso , Dave Hubbert working on some ideas. Meeting is setup to discuss CharePoint on December 29, 2021.
- **Ratify monthly right of first refusal:** Robin Mitchell motioned to ratify monthly right of first refusal. Dave Hubbert seconded. This passed unanimously.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

9. MEMBER INPUT

- Margaret Halloran (44 ML) – Asked about the flooding behind the houses on Merganser.
- Millie 7 Ken Fischer (174GC) – Asked the Board a few questions. Cable, where to view meeting minutes, and the rain switch that is attached to their fence for irrigation. Wished everyone a Happy Holiday season and New Year.
- Susan Berland (49 SB) - Asked the board about the parking space issue and trimming neighbor's trees that are coming over the property line.
- Derrick Rende (86/90 GC) – Asked about sending a mass email out to community reminding people about our parking rules/regulations.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 7:26 pm.

Respectfully submitted,

Randy Niles
Community Association Manager