

## **ANNUAL MEETING SECOND NOTICE**

To: All Members, The Key West Golf Club Homeowners' Association, Inc.

The 2022 Annual Meeting of The Key West Golf Club Homeowners' Association, Inc., will be held at:

**2:00 PM, Saturday, January 29, 2022** at the Golf Course Clubhouse

6450 E. College Road, Key West, Florida.

Please come to the Annual Meeting between 1:30 and 1:45 PM so that you can sign-in and chat prior to the meeting to enable the meeting to begin promptly at 2:00 PM.

Please note that there is **NOT** going to be a Zoom option to attend this meeting due to logistical factors involved in holding the meeting in person at the Golf Course Clubhouse.

The purpose of this annual unit owner meeting is to elect five (5) Directors and to conduct such other business as may lawfully be conducted. The members listed below returned an Intent form prior to the deadline.

**Joe Caso, Stacy L. Gibson, Eric Hart, Dave Hubbert, Robin Mitchell, Derrick Justin Rende**

The purpose of this SECOND NOTICE, is to provide you with: (1) an Agenda for the Meeting, and (2) notice of the Board meeting immediately following the Annual meeting.

All members are encouraged to attend the annual meeting. Important information will be discussed which may require your input.

As stated above, this SECOND NOTICE also serves as notice that, immediately following the Annual Meeting, there will be an organizational meeting of the Board of Directors for the purpose of electing officers of the Association and conducting any such other lawful business of the Association.

Enclosed please find:

**Agenda** - Annual Meeting on January 29, 2022.

**Voting** for Board Members and the two matters included under New Business will take place online. Online voting will be open from January 17<sup>th</sup> at 10:00 AM through January 28<sup>th</sup> at 2:00 PM. If you do not agree to vote electronically, paper ballots will be available at the office on Jan 27<sup>th</sup> & 28<sup>th</sup> from 10:00 AM until 2:00 PM. The online ballot will also serve as your **Proxy** form.

<https://kwgchoa.com/annual-meeting-proxy-ballot>

*The Key West Golf Club Homeowners' Association, Inc.  
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**The Key West Golf Club Homeowners' Association, Inc.**  
**ANNUAL MEETING**  
**2:00 PM, Saturday, January 29, 2022,**  
**Golf Course Clubhouse**  
**6450 E. College Road, Key West, Florida**

## **AGENDA**

Call to Order by Chairperson

1. Certifying Quorum
2. Proof of Notice of Meeting
3. Approval of Prior Minutes
4. President's Report
5. Year 2021 Financial Report
6. Board of Directors Election
7. Unfinished Business
8. New Business

Introduce the Board of Directors.

Review rolling over excess Member revenues to the following year.

Review allowing the use of reserve funds in case of a disaster.

9. Questions and Comments
10. Adjournment

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**The Key West Golf Club Homeowners' Association, Inc.**  
**Organizational Board of Directors Meeting**  
**Golf Course Clubhouse**  
**6450 E. College Road, Key West, Florida**  
**(Immediately following Annual Meeting)**

## **AGENDA**

Purpose: Conduct Regular Business as Properly Brought Before the Board of Directors.

1. Call Meeting to Order
2. Determination of Quorum
3. Proof of Notice of Meeting
4. Approval of Prior Minutes
5. Elect Officers & Appoint Committees
6. Unfinished Business
7. New Business
8. Association Member Input
9. Adjournment

By Order of the Board of Directors of the  
The Key West Golf Club Homeowners' Association, Inc.



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December 12, 2021

Key West Golf Club Homeowners Association:

I am pleased to submit for your consideration my intent to run for a continued position on the Board of Directors of the KWGCHOA. I look forward to working with the board to further the success of the Association.

I am currently a member of the KWGCHOA board of directors and serve as President. I have been a board member for 5 years. Previously serving as Treasurer for 2.

Here are some career highlights:

- Currently full time business coach
- I am on the Board of Directors of the Key West Chamber of Commerce.
- I am a member of the original Key West Rotary Club. (The "noon club") and serve on their Board of Directors.
- I am a member of the Key West Military Affairs Committee.

I look forward to working with all of our homeowners in 2022.

Thank you very much for your consideration.

## Stacy L. Gibson

Hello Key West Golf Club Homeowners Association Members,

My name is Stacy Gibson, and I am excited to announce my candidacy for a position on the KWGC HOA Board of Directors. I am looking forward to working amicably with other board members and volunteers as well as the management team to continuously make KWGC HOA a wonderful place to live in.

For those of you who do not know me, I have lived in Key West for 9 years and have thoroughly enjoyed calling this island my home. My husband and I closed on our home at 120 Golf Club Drive on September 30, 2021. My husband, Michael and I have been married for 14 years, and have four remarkable adult children and one grandson. In my spare time, I enjoy playing golf and watching my Pittsburgh Steelers.

I am employed with the Yankee Freedom III as their Executive Assistant. The Yankee Freedom III is the official passenger ferry to the Dry Tortugas National Park.

Our board members must know how to plan and understand the budget, manage the association's finances, deal with disputes, discuss, and execute ideas, and listen to the membership.

I believe my background in accounting and diplomacy make me the best candidate for the job. I have clerked various boards when I was employed with the City of Key West, to include the Planning Board, Historical Architectural Review Board, Contractors Board, and City Commission. I am very enthusiastic and give my all to every job that I am a part of.

My philosophy of setting goals for our HOA will be exact, measurable, attainable, significant, and time based.

If you like me and believe in my philosophy of setting goals, please vote for me in the next Board of Directors election!

Thank you!

Regards,



Stacy L. Gibson

[mikestacygibson@yahoo.com](mailto:mikestacygibson@yahoo.com)

305.699.7885



You probably have seen me walking the community with my wife Lori, and our golden retriever Jimi . Or, you may have seen me working around the neighborhood helping other members maintain their home. I have lived here in the Golf Club community since April 2017. I have owned and operated my business, **Mr. Fix It** a home repair and maintenance service for the past 34 years.

**I have served as Secretary on KWGC-HOA for the past year**

I very much enjoy living in our community and believe it is truly a unique and beautiful property. I would like to serve again as a member of the Board to help keep our very special community stable, beautiful, and profitable for all.

Eric Hart

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Dave Hubbert  
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My wife Nancy and I have been owners at the Golf Club since 2002. I have been an HOA Board member since 2020 and served as Treasurer of the HOA in 2021. This past year I was a key player in the resolution of the dispute with the HOA developer over the association's cable TV rights. My wife and I worked hard to obtain the two thirds majority vote of the members needed to complete the transaction and free us from the Developer.

### Other HOA Involvement

- President of the HOA Board in 2012 and 2013. Replaced the management company, HOA attorney and restructured HOA security.
- Finance Committee member since 2014
- The Quickpass front entrance system
- Developed software for the HOA to perform and track home inspections
- Lead project to upgrade street and pool lighting to LED
- Revision of the HOA Handbook
- Makeover and maintenance of the HOA website

We have made good progress in 2021 and we have seen unprecedented growth in property values this past year. We have gained control of the cable rights from the developer and can start planning the next phase of that project. My priorities are continued growth of property values including beautification of common areas, emphasis on home inspections and enforcement of property maintenance.

### Career Highlights

- 1970 to 1995, Reliance Electric Company: Programmer/ Analyst to Director Information Technology
- 1995 to 1999, Reltec Corporation: Vice President of Information Technology
- 2000 to present: Retired
  - Past Board Member – Key West Botanical Garden Society
  - Past Board Member – Old Island Restoration Foundation
  - Current Board Member – Key West Golf Club HOA

Education: B. S. Electrical Engineering, Cleveland State University, 1970



## ROBIN MITCHELL - 24 SPOONBILL WAY

I place my name in nomination as a candidate for the 2022 KWGC Board of Directors. I have been serving on the Board as your Vice President since April, 2012. It would be my honor to serve again. For those of you who do not know me, I formerly was a full-time BROKER-Associate with Compass Realty. I was a member of the ORIGINAL SALES TEAM @ KWGC dating back to the pre-construction days in 1995. As of July, 2017, our company purchased the KELLER WILLIAMS franchise and our new company is KELLER WILLIAMS KEY WEST COMPASS REALTY. We are very excited about all that a mega company like Keller Williams has to offer to us as associates and what we in turn can do for you. My involvement in this community has been quite extensive, dating back to seeing the construction of each and every home and watching this beautiful community blossom. I purchased my first home @ 91 GC in 1996. My current residence was my 2<sup>nd</sup> home purchase in the community in 2004. As a Realtor, I had the opportunity to evaluate and select any neighborhood, but this is the community that I wanted to call my home and to be a part of. I truly feel that there is not a finer place to live.

### BACKGROUND:

Originally from Balto., MD, my field of expertise was in medically related professions from 1974-1990. Radiologic Technologist @ Greater Balto. Medical Center, where I trained & then worked as Staff Technologist for 5-yrs.

Clinical & Business Manager in private Orthopaedic Surgery practice in Balto. for 5-yrs.

Johns Hopkins School of Medicine, Division of Plastic Surgery: Assistant Clinical Coordinator for the Children's Facial Rehabilitation Clinic; Administrative Assistant to the Chief of Plastic Surgery and to the Director of the Facial Rehabilitation Center, for 3yrs.; Then Manager, private Plastic Surgery practice, for 3-yrs. in Balto., before relocating to The Keys.

I have had the great fortune to sample the flavor of the various Keys, starting with living in Key Largo for 2-yrs., where I became a licensed Realtor in 1990; moved to Islamorada in 1993, where I became a Broker-Associate. I met the KWGC Developer in 1995. The lure of KW was calling, so I moved to KW at that time to specifically specialize in sales @ KWGC. I have the ability to sell anywhere, but this is where my heart, home and major sphere of influence is.

### BOARD AFFILIATIONS:

KW Assoc. of Realtors Board of Directors: Education Chairperson, Nov., 2014-Nov., 2016; MLS Committee – 2016 - present

KW Association of Realtors, Executive Committee, Treasurer, Nov., 2016-17; President-Elect, 2018 & 2019. KWAR President 2020. KWAR Past President in 2021. KWAR MLS COMMITTEE 2015 through 2021.

Served on Keller Williams KW Compass Realty – Agent Leadership Council – 2017 - 2020.

KWGC HOA, Board of Directors, April, 2012 to present, delighted to serve when a vacancy occurred in 2012. I believed it was time to give back to the community and to share my background, knowledge and experience as being on-site since inception and homeowner since 1996. One of my major contributions has been to keep the Board abreast of the neighborhood real estate developments and trends. I fight hard to protect our property values and my knowledge has enabled us to achieve higher sales prices, which we ultimately all benefit from. The Board strives to see that properties are maintained, which improves our value, and how best to make recommendations to CAC to achieve those goals. Quick Pass was a great accomplishment for the Board, monitoring and controlling authorized access for residents and visitors. The Board works with CAC to ensure that our streetscape and common areas are well maintained and pleasing. The Board has been focusing on improving the safety within the neighborhood by evaluation to advance to newer cost saving and efficient LED lighting within the community. The Board works with CAC and the Finance Committee to formulate and monitor the Budget. Revising the Rules Booklet has been an on-going major project that will enable Security and Management to enforce policies. The aforementioned projects and goals are just a few to enable us to reap the benefits of living in a great, orderly community, with beautiful and well maintained amenities, aesthetically pleasing, and an environment where you just don't own a home, you have the "package deal." We strive to create the environment where you are proud of your neighborhood and that you feel that this is an enjoyable place to live with a true spirit of community. Thank you for your consideration and I look forward to serving again on the Board of Directors.



## **Derrick Rende**

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407.257.4991

In 2021, I had the opportunity to serve as Director of the KWGC HOA. I welcome the opportunity to continue to deepen my involvement in our community, influence our future, and advocate for our residents by serving on the Board. As always, my priority remains the long-term preservation and improvement of the community, ensuring that property values continue to rise and that Key West Golf Club remains beautiful and safe.

My wife Sarah and I bought our home in Key West Golf Club in 2017 and fell in love with the community on the spot. We got engaged in Key West the same week and look forward to making it our full-time residence when we retire.

I have served 20 years in the submarine force of the United States Navy. During that time, I have been stationed from coast to coast, but have always found my way to Key West at every opportunity dating back to the early 2000s. I am currently serving as a Nuclear Weapons trainer/certifying official at Naval Ordnance Test Unit at Cape Canaveral Space Force Station. My career highlights include two tours on the USS Tennessee, seven strategic deterrent patrols, three Pacific deployments, and 15 weapons inspections in Russia. I have held numerous leadership positions to include Weapons Department Enlisted Advisor on the USS Michigan and nuclear weapons inspector with the Defense Threat Reduction Agency in Washington D.C. I have been awarded Navy Achievement and Commendation medals and was honored to receive the Sailor of the Year Award in 2016 and the Defense Meritorious Service Medal in 2017. I hold a B.S. in Technical Management from Embry Riddle Aeronautical University.

During my career, I have led high-performing teams from 10 to 160 people and excel at strategic planning and operations. I am known for being well-prepared and leading by example, as well as for my enthusiasm, booming voice, and generally positive nature. We even named our house in Key West "Positively Poolside." Upon retiring from the Navy in 2023, my wife and I plan to become full-time KWGC residents. I've been fortunate to connect with many of our neighbors, who have become great friends. To those whom I have not met, I look forward to crossing paths with you at the pool or on the putting green soon.

I look forward to serving and representing you as a member of the KWGC HOA Board in 2022.