

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
ANNUAL MEETING
2:00 PM, Saturday, January 29, 2022
Golf Course Clubhouse
6450 E. College Road, Key West, FL 33040

1. CALL TO ORDER BY CHAIRPERSON

President Joe Caso called the Annual Meeting to order at 2:03 p.m.

2. CERTIFYING QUORUM

A quorum was met for the General Membership meeting. Board Members, President Joe Caso, Vice President Robin Mitchell, Treasurer Dave Hubbert, and Secretary Eric Hart were all present. Community Association Manager Randy Niles and Secretary Tracey Barrera were also present on behalf of management.

Attendees sign-in sheet of those who attended.

3. PROOF OF NOTICE OF MEETING

The Operational Director, Sterling Christian provided proof of meeting notice by affidavit.

4. APPROVAL OF PRIOR MINUTES

President, Joe Caso motion to approve the prior annual meeting minutes, Vice President, Robin Mitchell seconded. This passed unanimously.

5. PRESIDENTS REPORT

President's Report: President Joe Caso:

The Board of Directors constantly strives to preserve and enhance our beautiful property and the values of our homes.

Highlights of 2021

- Our committees: Landscaping & Maintenance, Architectural Review, Parking & Security, Finance, and Real Estate
- Blue Island Irrigation was retained to repair and enhance our system.
- Enhancements to the butterfly garden and other common property (this will be discussed by Nancy Chairperson for our L & M Committee)
- Home Inspection process we updated and improved and given the ability to move ahead with the means necessary to obtain homeowner cooperation. An attorney notice will be sent to any homeowner not responding to our compliance request. The homeowner must respond within 21 days with the proposed remedy.
- Independent outside security consulting firm reviewed our operation and made suggestions for improvement.
- Changed our traffic control signage to be compliant with FDOT regulations and installed additional speed bumps to slow traffic on GCD.
- In March the board unanimously approved the borrowing of \$3 million from Truist Bank to finance the purchase of all the rights, title and interest in Singh's bulk cable agreement with Comcast. After receiving an overwhelming homeowner voting approval (283 yes and 6 no) we completed the purchase in July, 2021.
- Robust sales of homes in our community. We offer excellent value for each purchase dollar.

- We are continually speaking to Quick Pass and other providers to give us a more efficient and economical solution to our gate and total security.
- Opened a discussion on the existing children's play area and its potential uses and surveyed the owners for their preferences.
- Determining the need for more frequent coconut removal on common grounds.
- Reviewing the possible solutions for electric car charging stations and surveyed owners for their preferences.
- Paved GCD from Kestral to Spoonbill Way, office parking area on GCD and all of Kingfisher Lane.
- The board approved the 2022 proposed budget, rolling over any excess member revenue and 2021 reserve spending.

Priorities for 2022

- Develop a comprehensive plan to update and enhance our security system using more technology and less security personnel.
- Reach out to Comcast Cable to begin negotiations for more and better service at a better price point.
- Continue to insist on the cooperation of our homeowners to keep their respective properties in good repair.
- Strive to get more homeowners involved in our combined investment.
- We will encourage more direct involvement with our board.
- We need homeowner input and involvement in our committees.

Landscaping & Maintenance Committee

Nancy Hubbert- Chairperson for the L & M Committee went over:

2021

- **Butterfly Garden Cleanup & Planting**
- **Irrigation Repair**

2022

- **Sod, Stone and Ferns**
- **Sanctuary**
- **Large Pool Plantings**
- **Front Entrance & Merganser Hill**

6. YEAR 2021 FINANCIAL REPORT

Treasurer Dave Hubbert gave his finance report from 2021.

2021 Acquisition of Cable Rights from Developer
 2021 Ordinary Income vs. Budget
 2021 Cash & Receivables
 2021 Reserve Spending
 2021 Budget
 2022 Budget Breakdown

 2022 Reserve Projects

- Sidewalk & Curb Repair
- Large Pool Resurface

- Irrigation
- Common Property Fences – Repair/Paint
- Storm Drain Allowance
- Paint Exterior of Spa Home Privacy Walls

Vice President Robin Mitchell Report

- Home Value Summary
- Home Sales - 2021
- Sales & history of homes through the years
- 2022 Active – Pending/Contingent - Sold

7. BOARD OF DIRECTORS ELECTION

- All current Board Members were reelected.

8. UNFINISHED BUSINESS

- None

9. QUESTIONS AND COMMENTS

- Start manual irrigation, using our staff, required now.
- Camera on sanctuary gate, board tried once but do not have a Wi-Fi source in range.
- Pressure wash sidewalks – out source or staff/required now.
- Repair and or replace damaged sidewalks/curbs.
- Condition of fences – make owners aware they are responsible for their fences. Inspect and cite those in poor condition. Common fences are in this year's reserve spending.
- Color for trim of houses and fences, shipyard white, Home Depot is a different color than the original Sherwin Williams color.
- Consider using Astro Turf on Merganser Lane.
- Further action on noisy neighbors.
- Iguana control.

10. ADJOURNMENT

The board unanimously adjourned the meeting at 3:42 pm.

Respectfully submitted,

Randy Niles
Community Association Manager

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
ORGANIZATIONAL BOARD OF DIRECTORS MEETING
(Immediately following annual meeting)
2:00 PM, Saturday, January 29, 2022
Golf Course Clubhouse
6450 E. College Road, Key West, FL 33040

1. CALL MEETING TO ORDER- Joe Caso called the meeting to order at 4:10 pm
2. DETERMINATION OF QUORUM Yes
3. PROOF OF NOTICE OF MEETING Yes
4. APPROVAL OF PRIOR MINUTES- Board unanimously approved prior minutes.
5. ELECT OFFICERS & APPOINT COMMITTEES
 - Dave Hubbert nominated Joe Caso for president. Robin Mitchell seconded. Motion passed.
 - Dave Hubbert nominated Robin Mitchell for vice president. Eric Hart seconded. Motion passed.
 - Robin Mitchell nominated Dave Hubbert as treasurer. Eric Hart seconded. Motion passed.
 - Robin Mitchell nominated Eric Hart as secretary. Joe Caso seconded. Motion passed.
 - Derrick Rende will continue as director.
6. UNFINISHED BUSINESS nothing at this time
7. NEW BUSINESS - nothing at this time
8. No member input.
9. Dave Hubbert moved to adjourn the organizational meeting. Robin Mitchell seconded. The meeting was adjourned at 4:20 pm.

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