

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
January 17, 2022
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, 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

Vice President Robin Mitchell motioned to approve the December 20, 2021 Board of Directors Meeting Minutes. Director Derrick Rende seconded this motion. This passed unanimously.

5. REPORTS OF OFFICERS

President's Report

Review the state of the Association

- President Joe Caso – Happy New Year to everyone. We want to welcome any new owners to the community. Gave update on a discrimination legal case concerning 112 Golf Club Dr. January 29, 2022 is our annual meeting.

Looking back at some highlights from 2021.

- Hired Blue Island Irrigation to get irrigation system up to speed. It is completed.
- Enhancements to butterfly garden
- Home Inspections- new process in place to help keep owners accountable for keeping violations and homes up.
- Consultant for security improvements
- FDOT- Speed bumps installed throughout community
- Comcast Cable - purchased cable rights. Board will be speaking to Comcast about options for future tv, etc.
- Electric car charging research continues.
- Playground area – Surveyed owners
- Coconut trimming.
- Golf Club Dr was paved from Kestral Way to Spoonbill Way, all of Kingfisher Lane and the visitor lot by HOA Office off of Golf Club Dr.
- Purposed budget of 2021 approved and will carry over.
- Security technology being researched to eliminate guards and have more technology.

Strive to have owners take more pride in their homes, and be more involved and input into community.

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- Speaking to companies about alternatives for security.

Finance Committee- No Meeting

L&M Committee- No Meeting – Committee Chairperson Nancy Hubbert gave update on irrigation progress. Money will be carried over from 2021 to 2022 for landscaping plans for plantings and sod throughout community. Committee has gotten feedback from owners on ideas.

7. UNFINISHED BUSINESS

- **ARC Committee Vacancy** – We have an open position for a chairperson for the Architectural Review Committee. President, Joe Caso encouraged any owners who would like to get involved and help with this very important position.
- **Dave Hubbert and Joe Caso spoke about Annual Meeting coming up on Saturday, January 29, 2022.** Explained voting and proxy information that was sent out already to owners. Voting is now open to everyone and board encouraged owners to vote.

8. NEW BUSINESS

- **Management Report- Home Inspections** – Gave update on sidewalk in sanctuary that was done by our maintenance staff. Maintenance staff will also be helping out with any irrigation issues. Randy Niles gave update on pending inspections.
- **Electric Golf Cart & Electric Car Charging** – Jim Finn, Joe Caso , Dave Hubbert are continuing to research all options.
- **Ratify monthly right of first refusal:** Robin Mitchell motioned to ratify monthly right of first refusal. Derrick Rende seconded. This passed unanimously.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

9. MEMBER INPUT

- Tom Dolinski – (24 KW) Question for the board about voting early.
- Ronald Bierman – (196 GC) Let the board know he was happy to see and hear the accomplishments of the BOD and L&M Committee. Asked BOD to look into the sanctuary guidelines for handicap spots.
- Greer Griffith – (103 GC) Thanked BOD for their hard work. Is interested in possibly joining ARC Committee.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Derrick Rende seconded. The meeting was adjourned at 7:19 pm.

Respectfully submitted,

Randy Niles
Community Association Manager