

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
74 Golf Club Drive  
Key West, Florida 33040  
February 21, 2022  
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, Secretary Eric Hart present in person, and Director, Derrick Rende by conference call. Representing Management in person were Tracey Barrera. Operations Director Sterling Christian by conference call.

Attendee's sign-in sheet of those who attended in person and 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 January 17, 2022 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 – In general property is in nice condition, for the height of the season. Went over the purpose of the Board of Directors Meetings, and the board positions. Board Members are volunteers. The way the board conducts the meetings is set up by our By Laws.

- Every owner pays the same in HOA Dues.
- The property does not have assigned parking spots.
- We want to hear everyone's concerns and opinions.
- We have removed the playground equipment.
- Working on getting Keys Acoustic to come out.
- Building Pump House for Large Pool – Would like Board opinion then move forward and get pricing. Robin Mitchell motioned to move forward with pump house Eric Hart seconded. This passed
- Pool waterfall has leak, will get status from Pool Company and Randy Niles.
- Maintenance trimmed bushes back away from signage in large pool to make more visible.
- Boating – still in the works.
- Secretary Eric Hart – made his announcement of resigning from the board.
- Board will be appointing someone to fill this secretary position. A mass email will be sent to the membership soliciting candidates.
- Manual irrigation is being done by maintenance. Timers will be put on soon.

**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

**Finance Committee-** No Meeting

**L&M Committee-** No Meeting – Committee Chairperson Nancy Hubbert gave update on irrigation progress. Our maintenance is doing a lot of repairs. Plantings and sod are on schedule with Mamas Garden for March 2022 for various areas throughout community. 1 or 2 more committee members are needed for Landscaping and Maintenance Committee.

## 7. UNFINISHED BUSINESS

- **ARC Committee Vacancy** – A mass email will be sent out to remind owners that we have a few vacancies on ARC and L & M Committee. Volunteers are needed.
- **Follow up – Annual Meeting Discussion on Fences** – President Joe Caso made an announcement that a mass email will be sent out to all owners making it clear that owners are responsible for any fence that is front/back side of homes. Fences between homes are a shared cost between the two owners.

## 8. NEW BUSINESS

- **Management Report- Home Inspections** – Dave Hubbert spoke about the follow up and follow thru on Home Inspections.
- **Electric Golf Cart & Electric Car Charging** – Still to be determined and researched.
- **Ratify monthly right of first refusal:** Robin Mitchell motioned to ratify monthly right of first refusal. Eric Hart seconded. This passed unanimously.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

## 9. MEMBER INPUT

- Adriana Carroll (115 GC) Spoke about signage for kids playing, and speeders in community.
- Robert & Andrea Dodds (198 GC) Asked about confirmation on carport title that was submitted two years ago. Common area coconut tree not getting trimmed on the walkway by their home.
- Ronald Bierman (196 GC) Commented on the coconut trimming and the kids playing in the street.
- Jill Frieary (257 GC) Sanctuary Gate manual button is not working on entry side.
- Bill & Cindy Voshol (20 WD) Commented on the responsibility of owner when it comes to fences.

## 10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Eric Hart seconded. The meeting was adjourned at 7:54 pm.

Respectfully submitted,

Randy Niles  
Community Association Manager

