

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
74 Golf Club Drive
Key West, Florida 33040
March 21, 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, present in person, and Director, Derrick Rende by conference call. Representing Management in person were Tracey Barrera. Community Association Manager, Randy Niles and 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 February 21, 2022 Board of Directors Meeting Minutes. Vice President, Robin Mitchell motioned to approve 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 –Property is looking good. This is a busy high season in Key West. The board will be voting on additional members for two different committees. For the ARC Committee Ruthie McCloud and Greer Griffith for the L & M Committee. Robin Mitchell motioned to approve, Dave Hubbert seconded this motion. This passed by the board unanimously. Board will be appointing another board member for the Secretary position. Still looking for candidates. If no one by the next board meeting, we will ask around community. Large pool will be getting resurfaced Aug/Sept 2022. The pool will need to be shut down for a total of 6 weeks for the entire job. Digital sign for speeders has been put on Golf Club Drive. We will later be discussing the 2 dog rule. Pool pump for large pool will be mitigated.

Treasurer's Report:

Treasurer Dave Hubbert reviewed the treasurer's report. The report is available to homeowners on request. Year to date we are in excellent financial condition.

- Dave Hubbert proposed to the board a software upgrade to File Maker for all computers to access the home inspection system. Robin Mitchell motioned to approve this upgrade. Joe Caso seconded this motion. This passed unanimously.
- Dave Hubbert discussed the bank cd's. It will be further discussed down the road.

The delinquencies and foreclosure actions reported in the monthly collection report.

6. REPORTS OF COMMITTEES

ARC Committee- No Meeting

P&S Committee- No Meeting- Michele Grahl was added to this committee. Meeting with Quick Pass is set up for 3-22-22 with Joe Caso, Dave Hubbert and Randy Niles, and representative of Quick Pass JoLynn.

Finance Committee- No Meeting

L&M Committee- No Meeting – Committee Chairperson Nancy Hubbert gave update on landscaping plans. We will be researching some recycling cans to be out at the pools. Will be putting signage out at the butterfly garden. Randy gave update on irrigation for the entire property is up and going. The only thing maintenance is working on is a leak going on at 100 GC which is one of the backflows. Randy Niles spoke to Danny's Remodeling on ideas a pump house for large pool.

7. UNFINISHED BUSINESS

- **ARC Committee Vacancy** – Voted and discussed under Presidents Report.
- **BOD Vacancy** – Discussed under Presidents Report.
- **Fences – Maintenance/Responsibility** – Joe Caso let everyone know that this has been researched by the board and management. Owners are responsible their own fence repairs and maintenance. If your house sits in a particular area on the golf club and there is a question of whom maintains the fence or fences, a survey is done to determine responsibility.

8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on unresolved home inspections.
- **Discussion to Review the 2 Dog Rule** – Joe Caso went over the 2 dog rule adopted in 2020. Dave Hubbert read the letter that will be sent to 247 GC owner about this adopted rule Board approved unanimously to send letter.
- **Reserve Study Revision-** Dave Hubbert proposed bringing in a outside firm to update cost and useful life for reserve items since actual cost on some items have increased. This will be discussed with the Finance Committee.
- **Ratify monthly right of first refusal:** Robin Mitchell motioned to ratify monthly right of first refusal. Joe Caso seconded this motion. This passed unanimously.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

9. MEMBER INPUT

- Jan Stevenson 26ML- Went over parking issues on Merganser Lane, noise, and asked about a transponder for a rental car.
- Dan Keefe 199GC- Maintaining backside of fences on golf course. Asked about citations being issued on golf club. Asked board about the issue with the misuse of the guest spots in sanctuary.
- Tom Dolinski 24KW- Asked about the large pool pump noise.
- David Grober 10ML- suggested we allow the use of artificial turf rather than grass in residential yards. Will be referred to the ARC committee.
- Rich Dekeyser 189GC- Asked about landscaping plans.

- Melinda Sample 257GC- Waste Management issues with recycle, yard waste and trash. Proposed to management to add the new 2 dog rule to the pet registration form.
- Andrew Monteiro 195GC- Handicap/Guest parking spot issues.

10. ADJOURNMENT

Joe Caso motioned to adjourn the meeting; Robin Mitchell seconded. The meeting was adjourned at 8:18 pm.

Respectfully submitted,

Randy Niles
Community Association Manager