

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
74 Golf Club Drive
Key West, Florida 33040
May 16, 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, 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 April 18, 2022 Board of Directors Meeting Minutes. Treasurer, Dave Hubbert seconded. This passed unanimously.

5. REPORTS OF OFFICERS

President's Report

Review the state of the Association

President Joe Caso – Went over the board of directors' positions and the role of the board of directors. Spoke about committees and their role and duties, and how they are elected by the board of directors. We want all owners to have input and be involved and attend board meetings. In the next month or so we will be setting a meeting for the parking & security to meet. We are waiting on a response on a potential owner for our open position on the board. After careful research it is determined by our legal counsel that it is not the responsibility of the KWGC HOA to fix this issue of the flooding behind Merganser Lane. We will support owners who are trying to rectify this issue with the golf course or city. We are trying to get on top of the third car issues.

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.

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

6. REPORTS OF COMMITTEES

ARC Committee- 5/11/22 – Randy Niles gave update on the meeting.

P&S Committee – No Meeting

Finance Committee- No Meeting

L&M Committee- No Meeting – Committee Report from Chairperson Nancy Hubbert. Thanked committee member Rick Dekeyser for all his help in walking the community and marking what needs to be repaired or replaced as far as sidewalks and curbs. It was requested that we put recycling bins at the pools, we will be discussing further in later part of the year. Gave update on some ideas to deter people from parking on tree lawn areas. We will be looking at maintenance and repair of mailboxes around community. Dave Hubbert gave update on the AT&T pedestals that need repair. This is a work in progress with AT&T. Committee member Rick Dekeyser went over a quote for cameras to be installed at the enter and exit gates to the sanctuary. Treasurer Dave Hubbert motioned to approve the gate cameras and installation for \$4,500 with the agreement that we include maintenance for no more than \$1,000 per year. Vice President Robin Mitchell seconded. This passed unanimously.

7. UNFINISHED BUSINESS

- **BOD Vacancy** – Potential candidate for open position on the board to be determined by next board meeting. Update to come.

8. NEW BUSINESS

- **Management Report- Home Inspections** – Dave Hubbert and Randy Niles gave update under Treasurer Report.
- **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

- David Grober (10ML) Question about the workers who maintain the grounds.
- Eugene Roberts (21SB) Asked how to go about advertising within community.
- Karen Roberts (21SB) Subject of Golf Course not allowing residents to come to their property.
- Sherri Bennett (21WD) Issues with neighbors with noise levels.
- Diane Scholz (293GC) Status on repairs of common ground fences.
- Rick Dekeyser (189GC) Status on pool pump for large pool. Asked about date for resurfacing of large pool.

10. ADJOURNMENT

Dave Hubbert motioned to adjourn the meeting; Robin Mitchell seconded. The meeting was adjourned at 7:33 pm.

Respectfully submitted,

Randy Niles
Community Association Manager