KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
74 Golf Club Drive
Key West, Florida 33040
June 20, 2022
Monday at 6:15 PM

1.   CALL TO ORDER
President Joe Caso called the Board of Directors meeting to order at 6:14 p.m.

2.   DETERMINATION OF QUORUM
President Joe Caso, Vice President, Robin Mitchell, present in person, and Director, Derrick
Rende and Treasurer Dave Hubbert by conference call. Representing Management in person
were Tracey Barrera. Community Association Manager, Randy Niles.

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 May 16, 2022 Board of Directors Meeting
Minutes. Director, Derrick Rende seconded. This passed unanimously.

5.   REPORTS OF OFFICERS

President's Report
        Review the state of the Association

President Joe Caso – The property is looking great. For years we have been working on getting
more technology for our gate entry. Recently on June 16th the Parking & Security Committee had
a meeting with Quickpass, representative JoLynn. After meeting with Quick Pass, we have
decided to install a keypad at the gate for visitors to code in, using our current system. We also
went over the cost of a license plate reader for the entry. In speaking with Leslie from the golf
course, we need to let everyone know on this property to stay off the golf course, unless you have
paid green fees. We still have an open position on the board of directors. In speaking with
Sterling, if we cannot find anyone, we will continue to keep it open till the voting at the annual
meeting in January. Went over the electric costs will be going up. Discussed our $200,000 in cd's
and where to get the best interest.

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- No Meeting

P&S Committee – 6/16/2022 – Discussed under Presidents Report.

Finance Committee- No Meeting

L&M Committee- No Meeting – Committee Report from Chairperson Nancy Hubbert. Working on moving one of the dog stations in the sanctuary near 222 GC. Installation of rocks on some tree lawns in sanctuary to deter parking on grass is in process. Repair and replacement of sidewalks and curbs will be completed this summer pending selection of contractor. Went over status of the power washing of sidewalks around community. We need to finish either powder coating or wire brushing the skirts around mailbox areas and bases of light poles. We will be discussing landscaping at entrance of community.

7. UNFINISHED BUSINESS

    - **BOD Vacancy** – Discussed under Presidents Report
    - **Discuss Playground/Dog Park Area**- Treasurer Dave Hubbert motioned to put as a KWGC Park Area with specific signage that this is not a "dog park", Dogs are welcome on a leash with appropriate clean-up afterwards. Vice President Robin Mitchell seconded. This passed unanimously.

8. NEW BUSINESS

    - **Management Report- Home Inspections** – Randy Niles gave update on all unresolved inspections.
    - **Ratify monthly right of first refusal**: Robin Mitchell motioned to ratify monthly right of first refusal. Derrick Rende seconded this motion. This passed unanimously.
    - **Real Estate Report**- Robin Mitchell went over Real Estate Report. Please find attached report.

9. MEMBER INPUT

    - Fran McCormack (225GC) Proposed to the board some better rates for the cd's.
    - Tom Dolinski (24KW) Asked board about making the large pool into a saltwater pool.
    - Beverley Obryan (33SB) Asked board about extending hours for the pool.

10. ADJOURNMENT

Joe Caso motioned to adjourn the meeting; Robin Mitchell seconded. The meeting was adjourned at 7:21 pm.

Respectfully submitted,

Randy Niles
Community Association Manager