

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
74 Golf Club Drive
Key West, Florida 33040
August 15, 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, present in person, and Treasurer Dave Hubbert by conference call. Representing Management in person were 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 June 20, 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 –

Treasurer's Report:

Treasurer Dave Hubbert reviewed the treasurer's report. The report is available to homeowners on request. We are in good financial condition. However Security Payroll is over budget, and we need to stick to five shifts per day plan and minimize overtime for the rest of this year.

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 Report from Chairperson Nancy Hubbert – inquired on the status of power washing all sidewalks, and on the project repair / replace broken curbs and sidewalks. Reported that the plan to install large rocks between trees to deter vehicles from parking on the grass on the Spa Home side of Golf Club Drive will not take place as planned. If grass damage continues the plan will be revisited.

7. UNFINISHED BUSINESS

- **BOD Vacancy** – Already discussed.

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. Per Robin Mitchell, 269 GC was procedurally removed from the list of ratification of ROFR because the Request to Waiver had not been circulated to the Board of Directors by CAC before the meeting. The Board cannot approve something that has not been presented & reviewed. 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

- Sandra Swan/Stephanie Wise (3 SB) – Asked about getting a tree.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Joe Caso seconded. The meeting was adjourned at 7:16 pm.

Respectfully submitted,

Randy Niles
Community Association Manager