

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
74 Golf Club Drive
Key West, Florida 33040
September 19, 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, present in person, Director, Derrick Rende by conference call. Representing Management in person were Community Association Manager, Randy Niles, and Tracey Barrera in person. Operational Director, Sterling Christian, and Phil Wilson on 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 August 15, 2022, BOD 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 – Large pool resurfacing is moving along well. Will get a more updated report from Randy Niles. We will have a remedy for the noisy pool pump. Has an interested candidate Bill Francis that will be running for the board in 2023. In general, the property is looking great.

Treasurer's Report:

In the absence of Treasurer Dave Hubbert, President Joe Caso 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/No Report

7. UNFINISHED BUSINESS

None

8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on a few unresolved inspections. Gave update on large pool resurfacing. Our maintenance is currently working on a six-foot-high fence around pump area for large pool and we are having some heavy tree trimming done around pool. We will be also fixing some stress cracks around the pool deck. We are looking at the date of opening of the large pool on October 15th or sooner.
- **Ratify monthly right of first refusal:** Robin Mitchell motioned to ratify right of first refusal, Derrick Rende seconded. This passed unanimously.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

9. MEMBER INPUT

- Sharon Stoetzer (50 ML) – Commented on status of coconut trimming, trimming of ferns on Merganser Ln, and gave HOA update on painting of her rear fence.
- Joan Higgs (58 ML) – Commented on the coconut trimming for the golf club.
- Tom Dolinski (24 KW) – Asked about the security and our management company.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Joe Caso seconded. The meeting was adjourned at 7:02 pm.

Respectfully submitted,

Randy Niles
Community Association Manager