

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
74 Golf Club Drive
Key West, Florida 33040
October 17, 2022
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:18 p.m.

2. DETERMINATION OF QUORUM

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

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 September 19, 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 – Reviewed over all look of property is good. The resurfacing of the large pool turned out very nice. The painting of the large pool deck will be done in sections, at a later date. We are working on a new enclosure fence for the large pool filter/pump area, this should alleviate some of the noise. We had a tragic death of one of our guards, Vann Smith. He will be missed.

Treasurer's Report:

Treasurer Dave Hubbert reviewed the treasurer's report. The report is available to homeowners on request. The Draft 2023 Budget was reviewed and will be discussed further in our next finance committee meeting, tentative date of Wednesday, October 26th. An invite will go out to community if anyone would like to attend.

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

6. REPORTS OF COMMITTEES

ARC Committee- No Meeting – ARC Meeting was postponed till Wednesday October 19th.

P&S Committee – No Meeting – Installation of a keypad system will be in place soon.

Finance Committee- No Meeting – Next meeting is tentatively set for Wednesday, October 26th.

L&M Committee- No Meeting/No Report- Nancy Hubbert Chairperson- planning will be done according to the 2023 Budget.

7. UNFINISHED BUSINESS

None

8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on the recent storm, community clean up. Went over home inspections with Matthew Greenblatt.
- **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

- Jan Stevenson (26 ML) – Thanked the board and Tracey and Randy.
- Cathryn & Stuart Mortrude (8 WD) – Asked who to call if kids are on golf course, and about the old playground area.
- Sherri Bennett (21 WD) – Asked about the temperature of the small pool.
- Matthew & Angela Edwards (108 GC) – Wanted information about the new keypad system for front gate.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 7:27 pm.

Respectfully submitted,

Randy Niles