

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
74 Golf Club Drive  
Key West, Florida 33040  
Open Conference Call  
VIA Zoom  
November 21, 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, Treasurer Dave Hubbert in person, and Director, Derrick Rende was present by Video Conference Call. Representing Management were Operations Director Sterling Christian by conference call, Community Association Manager Randy Niles, and Tracey Barrera in person.

The attendees' sign-in sheet of those who attended by Video and/or 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

October 17, 2022, Board of Directors Meeting Minutes. This passed unanimously.

5. REPORTS OF OFFICERS

**President's Report**

Review the state of the Association

- President Joe Caso – Reported several compliments about the look of the large pool resurfacing. Discussion about the parking & security third car situation and the installation of the quick pass keypad. Things are moving along smoothly. We will also be discussing where the annual meeting will be held.

**Treasurer's Report:**

Treasurer Dave Hubbert 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, Joe Caso- Once the QP keypad is installed, we will be setting up a meeting.

**Finance Committee-** Dave Hubbert went over the 2022-2023 Budget comparisons. Thanked Russ Vickers, Joe Caso and Steve Black for their time in putting budget together. Vice President

Robin Mitchell motioned to approve the new 2023 Budget; President Joe Caso seconded. This passed unanimously.

**L&M Committee-** No Meeting – Chairperson Nancy Hubbert gave update of property plantings and sod. Discussion of removing coconut palms in various common areas and replacing them with non-coconut palms. Further discussion to come.

#### 7. UNFINISHED BUSINESS

- **None**

#### 8. NEW BUSINESS

- **Approve rolling over any excess member revenues** – Dave Hubbert motioned to approve rolling over any excess member revenues, Joe Caso seconded. This passed unanimously.
- **Approve the year-to-date reserve expenditures** – Dave Hubbert motioned to approve the year-to-date reserve expenditures; Joe Caso seconded. This passed unanimously.
- **Approve the 2023 Proposed Budget @ \$425** – This passed unanimously under Reports of Committees.
- **Management Report- Home Inspections** – Randy Niles gave update on pending inspections. Is working with Matthew Greenblatt on home inspections. Locating a company to make up signage for old playground area. Dave Hubbert proposed a discussion on investing in our maintenance staff doing the pressure washing. Discussion on electric golf cart charging on HOA property. The board will discuss pressure washing and electric charging in a future meeting.
- **Planning of In-Person Annual Meeting** – Joe Caso recommended we start preparations now for the annual meeting. Discussion on how voting will be conducted. Deadline for intent to run, mid-December.
- **Ratify monthly right of first refusal** – Defer to next board of directors meeting.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

#### 9. MEMBER INPUT

- **Denita Abare- (112 GC) Question about tree removal.**

#### 10. ADJOURNMENT

Joe Caso motioned to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 7:36 pm.

Respectfully submitted,

Randy Niles  
Community Association Manager