

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
December 19, 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, Treasurer Dave Hubbert in person, and Director, Derrick Rende was present by Video Conference Call. Representing Management were Operations Director Sterling Christian, Laurie McChesney, Jose Wenzel, and Tracey Barrera by conference call.

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

November 21, 2022, Board of Directors Meeting Minutes. Robin Mitchell motioned to approve; Dave Hubbert seconded. This passed unanimously.

5. REPORTS OF OFFICERS

President's Report

Review the state of the Association

- President Joe Caso – The grounds are looking good. We have an annual meeting coming up January 28, 2023, at 2 pm on the second floor of the American Legion. We now have 6 candidates for board of directors and we will have an election to select 5. We spoke to Sterling and Dave Rogel, our attorney, about our new management. We do have a new keypad system at the front gate. We will be rolling this out to the community once we have tested it and have everything ready to go live. Spoke to the FDOT and Sheriff about the light at College Road and US1. We do not have a date, but this is part of the planning.

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- Co-Chairperson-Ruthie McCloud gave update on ARC Committee.

P&S Committee- No Meeting.

Finance Committee- No Meeting.

L&M Committee- No Meeting – Chairperson Nancy Hubbert gave update on the most recent plans for granite chips to be laid. More to come in 2023 for planning.

7. UNFINISHED BUSINESS

- **Annual Meeting Assignments-** There will be a PowerPoint presentation. Joe Caso and Dave Hubbert will be meeting at the American Legion with a computer to do some testing for Zoom and for presentation purposes. Joe Caso will be updating any presentation materials.

8. NEW BUSINESS

- **Management Report- Home Inspections** – Dave Hubbert went over pending home inspections.
- **Community Cable Transition-** Discuss forming a committee. Dave Hubbert gave the history of the community developer and the cable buyout. Into 2023 there is plans to get bids and see options for cable, etc. A Committee should be formed to do the research.
- **Ratify monthly right of first refusal** – Robin Mitchell motioned to ratify monthly 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

- **Susan Jack (35SB)** – Mentioned the blowers in early morning. Violations on 33 SB.
- **Greg McCloud (29SB)** – Purposed drafting a letter to community of the Do's and Don'ts of ACH as recommended payment for monthly assessments. Asked about traffic coming into community that go to Golf Course.
- **Matt Montalto (50GC)** – Asked how the process works for unpaid assessments. Volunteered to help with Cable Transition research.
- **Bill Francis (247GC)** – Asked about the Sanctuary Gate Cameras
- **Marlene Oliver (30WD)** – Wanted explanation on the ROFR.

10. ADJOURNMENT

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

Respectfully submitted,

Randy Niles
Community Association Manager