

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
January 16, 2023
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, Laurie McChesney, Jose Wenzel by conference call, 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

Vice President Robin Mitchell motioned to approve the December 19, 2022, Board of Director 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 – We have successfully turned over CAC Management from Sterling Christian to Phil Wilson and Laurie McChesney with Preferred Properties. A couple of things to discuss, the board met with Phil Wilson and discussed resolving the follow through of the home inspections. Our annual meeting is coming up and will be held upstairs at the American Legion, January 28, 2023, at 2:00 pm. The Association is financially sound. The grounds are in wonderful condition. Home inspections will be handled. Enclosure around pool pumps at large pool is complete. Discussed keypad entry system, the purpose of keypad system is to reduce employees and use more technology and save money. We are working on a new exit arm for exiting the property. Violation committee will be discussed.

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 – Dave Hubbert, motioned that the Parking and Security Committee in conjunction with management propose to the Board for approval of an "electric golf cart charging program". The program would include:

1. Permanent electric golf cart charging stations.
2. Scheduling of the stations to avoid conflicts.
3. A method to charge a usage fee to recover costs.

The program should be in place no later than March 1, 2023. Robin Mitchell seconded. This passed unanimously.

Finance Committee- No Meeting

L&M Committee- No Meeting – Chairperson Nancy Hubbert, requested to add Anne Flynn (91 GC) and Bryce Tyner (88 GC) to the Landscaping & Maintenance Committee. Dave Hubbert motioned to approve of adding these two members to the committee, Robin Mitchell seconded. This passed unanimously. Granite chips have been distributed throughout areas of golf club drive, and kingfisher lane. Plan to meet with new committee, February 2023. Discussion about coconut trees around community that can be removed and replaced with a different type of tree. Nancy met with Billy/Eastern Exterminating about sod replacement and him treating the island on Kingfisher Lane.

7. UNFINISHED BUSINESS

- **None**

8. NEW BUSINESS

- **Management Report- Home Inspections** – Tracey Barrera gave update, Randy and Tracey were out on property recently and wrote up several home inspections, including rear yards and fences facing the golf course. Further discussion to come on home inspections.
- **Community Cable Transition-** Dave Hubbert proposed forming a five-person committee. Dave Hubbert motioned to chair this committee; Derrick Rende seconded. This passed unanimously. Matt Montalto will be the second member of this committee.
- **Ratify monthly right of first refusal** – Robin Mitchell motioned to ratify monthly right of first refusal. Jose Caso seconded. This passed unanimously.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

9. MEMBER INPUT

- Bill Francis (247GC) – had a question about coconut tree trimming.
- Jean Roberts (21Sb)- question about the permanent light to be installed at US1 and College Rd.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 7:19 pm.

Respectfully submitted,

Randy Niles
Community Association Manager