

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
ANNUAL MEETING
2:00 PM, Saturday, January 28, 2023
American Legion
5610 College Road, Key West, FL 33040

CALL TO ORDER BY CHAIRPERSON

President Joe Caso called the Annual Meeting to order at 2:02 p.m.

1. CERTIFYING QUORUM

A quorum was met for the General Membership meeting. Board Members, President Joe Caso, Vice President Robin Mitchell, Treasurer Dave Hubbert, were all present. Operations Director, Phil Wilson, Laura McChesney, Jose Wenzel and Community Association Manager Randy Niles and Secretary Tracey Barrera were also present on behalf of management.

Attendees sign-in sheet of those who attended.

2. PROOF OF NOTICE OF MEETING

The Community Association Manager, Randy Niles provided proof of meeting notice by affidavit.

3. APPROVAL OF PRIOR MINUTES

President, Joe Caso motion to approve the prior annual meeting minutes, Vice President, Robin Mitchell seconded. This passed unanimously.

4. PRESIDENTS REPORT

President's Report: President Joe Caso:

The Board of Directors constantly strives to preserve and enhance our beautiful property and the value of our homes.

Highlights of 2022

Introduced New Management, Phil Wilson, and Laurie McChesney

Enhancing home inspections

Large Pool resurfacing

Reconfigure Architectural Review Committee (ARC) with more direction.

P&S Committee – 3rd car issues/security

Owners disposing of yard waste need to schedule with Waste Management

College Road/US-1 – Traffic light update

Questions asked by owners to the board: Inflation of monthly assessments, curbs/sidewalk repairs, why do we have so many speed bumps, board members being compensated, how can owners get involved.

5. YEAR 2022 FINANCIAL REPORT

Treasurer Dave Hubbert presented yearend financial results for 2022 including performance to budget and cash positions followed by the budget highlights for 2023 including reserve projects. He also presented a brief history of cable TV at the Golf Club including the loan and acquisition of the Comcast bulk agreement from the builder and plans to upgrade the cable infrastructure in 2023. A committee will be formed to get bids and evaluate suppliers for both TV and Internet services for the

entire community. Volunteers to serve on that committee were solicited. Questions from the members included more detail on the plans to upgrade cable and internet services for the entire community.

6. BOARD OF DIRECTORS ELECTION

- Board Members for 2023, Joe Caso, Robin Mitchell, Dave Hubbert, Derrick Rende, and Bill Francis

7. UNFINISHED BUSINESS

- None

8. NEW BUSINESS

- Introduce the Board of Directors
- Review rolling over excess member revenues to the following year.
- Review allowing the use of reserve funds in case of a disaster.

Real Estate: Vice President Robin Mitchell Report

- Home Value Summary
- Home Sales - 2022
- Sales & history of homes through the years
- 2023 Active – Pending/Contingent – Sold as of 1/16/23.

9. QUESTIONS AND COMMENTS – Questions and comments from general membership were answered and discussed.

10. ADJOURNMENT

The board unanimously adjourned the meeting at 3:50 pm.

Respectfully submitted,

Randy Niles
Community Association Manager

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
ORGANIZATIONAL BOARD OF DIRECTORS MEETING
(Immediately following annual meeting)
2:00 PM, Saturday, January 29, 2022
Golf Course Clubhouse
6450 E. College Road, Key West, FL 33040

1. CALL MEETING TO ORDER- Joe Caso called the meeting to order at 3:50 pm
2. DETERMINATION OF QUORUM Yes
3. PROOF OF NOTICE OF MEETING Yes
4. APPROVAL OF PRIOR MINUTES- Board unanimously approved prior minutes.
5. ELECT OFFICERS & APPOINT COMMITTEES
 - Joe Caso – President
 - Robin Mitchell – Vice President
 - Dave Hubbert – Treasurer
 - Bill Francis – Secretary
 - Derrick Rende – Director
6. UNFINISHED BUSINESS - None
7. NEW BUSINESS- None
8. ASSOCIATION MEMBER INPUT- None
9. ADJOURNMENT – Meeting was adjourned at 3:57 pm.

By Order of the Board of Directors of The Key West Golf Club Homeowners Association, Inc.