

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
74 Golf Club Drive
Key West, Florida 33040
In Person/Zoom Call
February 20, 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 Secretary, Bill Francis was present by Video Conference Call. Representing Management were Operations Director Sterling Christian, Laurie McChesney, Jose Wenzel, 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

Vice President Robin Mitchell motioned to approve the January 16, 2023, 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 – Grounds and finances are in good shape. We will be discussing enforcement following our Annual Meeting. Met with Operational Director Phil Wilson and discussed enforcement. Good turn out at the Special BOD Meeting on Monday, February 13, 2023. We discussed solutions for parking problems. Phil Wilson will be sending us a plan to going forward to correct parking issues and home inspections. The board has a responsibility to look at committees and their responsibilities. Too many signs are being used on our common ground by realtors etc. Read the declaration about no signage is allowed on our common grounds. To be discussed further.
- Joe Caso motioned to convert our existing \$200,000 in CDs at Keys Federal Credit Union at .95% for five years to new CDs at 5% for five years, Dave Hubbert seconded this motion. This passed by the board.

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 let everyone know that ARC will be getting together soon to have a meeting. Discussed guidelines with board.

P&S Committee- 2/13/23- Joe Caso gave update from meeting.

Finance Committee- No Meeting

L&M Committee- No Meeting – Chairperson Nancy Hubbert had a recent reorganizational meeting with the committee members to explain responsibilities etc. The committee's focus is on Kingfisher Island. A few requests have come to the committee by certain owners wanting trees for the tree lawn areas on the common grounds who do not have trees.

Cable Transition Committee – Dave Hubbert gave detailed reports of a 3-week research by Matt Montalto and himself to present to the board and attendees.

7. UNFINISHED BUSINESS

- **None**

8. NEW BUSINESS

- **Management Report- Home Inspections** – Tracey Barrera gave update on maintenance, security, and Inspections. Board is requesting quotes on iguana control, and getting more chairs ordered for large pool area.
- **Ratify monthly right of first refusal** – Robin Mitchell motioned to ratify monthly right of first refusal. Dave Hubbert seconded. This passed unanimously.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

9. MEMBER INPUT

- Gene Roberts (21SB) Asked about an update on coconut tree trimming for common area.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Dave Hubbert seconded. The meeting was adjourned at 7:43 pm.

Respectfully submitted,

Randy Niles
Community Association Manager