

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  
March 20, 2023  
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:16 p.m.

2. DETERMINATION OF QUORUM

President Joe Caso, Vice President, Robin Mitchell, Treasurer Dave Hubbert, Secretary Bill Francis in person, and Director, Derrick Rende was present by Video Conference Call. Representing Management were 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 February 20, 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

- We want to have a meeting with the ARC Committee, to go over the approval process and other responsibilities.
- Centennial Bank money market account.
- Recommend second sign be put at Golf Club Drive/Kestral Way intersection for cars going the wrong way up Kestral Way.
- Speak with CAC on items such as number of inspections a month.
- Parking plan from CAC.
- Guard house gates are functional – keypad is not ready yet. Looking to eliminate shifts for guards.

**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 wants to set up a meeting with the guards.

**Finance Committee-** No Meeting

**L&M Committee-** No Meeting – Chairperson Nancy Hubbert and committee walked the community and came up with a plan for Kingfisher Lane. Maintenance finishing up bases of mailboxes, looks good. Next, committee will be focusing on trash cans and light poles. Further discuss the removal of coconut palms.

**Cable Transition Committee** – Dave Hubbert proposed to the board and membership the agreement with Converged Services Inc., who will contract and solicit bids. Dave Hubbert motioned to approve Converged Services; Joe Caso seconded. This was unanimously approved.

7. UNFINISHED BUSINESS

- **Review Status of CAC Agreement** – Board will be reviewing this with Phil Wilson.

8. NEW BUSINESS

- **Management Report- Home Inspections** – Tracey Barrera gave update on maintenance, security, and Inspections.
- **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

- Gary French (23 SB) – Report issue of an estate sale that went on and proposed to the board some ideas on how to keep these from getting out of control with parking, etc.

10. ADJOURNMENT

Robin Mitchell motioned to adjourn the meeting; Joe Caso seconded. The meeting was adjourned at 7:22 pm.

Respectfully submitted,

Randy Niles  
Community Association Manager