

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
April 24th, 2023
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:17 p.m.

2. DETERMINATION OF QUORUM

President Joe Caso, Vice President, Robin Mitchell, Treasurer Dave Hubbert, in person, and Director, Derrick Rende and Secretary Bill Francis was present by Video Conference Call. Representing Management were Laurie McChesney, Jose Wenzel, LoRetta Godwin and Kendra Haines.

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 March 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

- Discussion about the control panel for lift stations and addressing cost with USWater for excessive charges
- Addressed Proxy ballots for reserve funds
- Discussed potential increased assessments
- Safety loop is operational, instructional sheet will be sent out
- Discussed reducing of security guards on night watch

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.

Delinquencies in March were the same as February approximately 17k.

- We have a net income loss of \$25k YTD due to insurance payments at the beginning of the year that were budgeted for end of the year
- Landscaping is still under budget
- Security is over budget by 22k due to extra pay periods and Quickpass gate expenses
- Utilities are over budget in the first 3 months but are expected to come down and balance out

6. REPORTS OF COMMITTEES

ARC Committee- Meeting has been rescheduled until May 3rd.

P&S Committee- Meeting was 4/10/23 Voted on new stickers that will arrive end of this week.

Finance Committee- They will be scheduling an early meeting this year after Labor Day. Discussion of using reserve funds owners have until May 15th to vote.

L&M Committee- No Meeting –

- Chairperson Nancy Hubbert stated they are continuing to assess plans for Kingfisher as they may get points for the Mahogany tree that owner had removed.
- Plants at the front entrance will remain as they are making a comeback.
- Randy and Nancy are meeting at Mama's Garden Center to get suggestions and cost for the Kingfisher project.
- The party at the pool on March 25th was a success, the next one is planned for November.

Cable Transition Committee – Dave Hubbert mentioned CSI has provided 3 quotes between the ranges of \$63-\$80 per month and they are currently working on a survey. Truman Annex went with Hotwire and so far, no complaints.

UNFINISHED BUSINESS

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

7. NEW BUSINESS

- **Management Report- Home Inspections –** Phil Wilson gave update on maintenance, security, and Inspections. 69 completed so far in the month of April.
- **Ratify monthly right of first refusal –** for 8KF 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.
- The Board would like to meet with Randys' replacement.

9. MEMBER INPUT

- Russ Vicker is concerned about total monthly fees going up between \$60-100 with both the cable and reserve reimbursement cost.
- Mel Hatfield brought to light that defibrillator would be a great safety measure to have on property due to last week's medical emergency.

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