

**Notice of a Board of Directors Meeting
Key West Golf Club Homeowners' Association, Inc.
74 Golf Club Drive
Key West, Florida 33040
May 15, 2023**

Monday at 6:30 PM Immediately Following the Special Board Meeting

Purpose: Conduct Business as Properly Brought Before the Board

AGENDA

1. Call Meeting to Order

6:52 Joe Caso President Called the meeting to order.

2. Determination of Quorum

In Person was President Joe Caso, VP Robin Mitchell, Treasurer Dave Hubbert with Secretary Bill Francis and Director Derrick Rende attending via Zoom. Phil Wilson attended as representative for Management Company.

3. Proof of Notice of Meeting

Phil Wilson provided proof of notice by posting on May 11th on bulletin board and having a mass email sent out to homeowners.

4. Approval of Minutes

April 24, 2023, Board of Directors Meeting

Minutes from April's meeting were approved by Robin Mitchell and Dave Hubbert seconded.

5. Reports of Officers

President's report:

Review the state of the Association.

Joe Casa previously addressed Lift Station issues during the Special meeting held prior to the BOD meeting.

President brought up for discussion the defibrillators from April's meeting. Providing research, 2 units under 4k, proper training and research of any potential legal issues the board President made a motion to purchase, Robin seconded, vote was unanimous.

Treasurer's report:

Review year to date financial statements, delinquencies, and foreclosure actions

Treasurer Dave Hubbert reported financials (see attached sheet) YTD loss at 23k. Should be within budget by end of year.

Delinquencies are at an unusual high of \$27k. 1-30 days are \$17k delinquent. Phil Wilson agreed to research.

In addition it was mentioned that perhaps an email to those not on autopay currently would help get them to sign up for the autopay.

6. Reports of Committees

○ **ARC Committee – Met May 3**

It was discussed how committee was formed, duties and responsibilities. It was also noted that ARC chairman Pat Lawson can suggest additional members for the committee however the Board must vote on the members.

○ **Parking & Security Committee – Met April 10**

New stickers have arrived. We will set up a few times and dates to be sure to get owners proper decals. A few owners volunteered to assist with the project.

- **Finance Committee – No Meeting**

Paying reserves will be the new order of business for next meeting.

- **Landscaping & Maintenance Committee- Meeting Report**

Credit from John Behmke's mahogany tree was not able to be credited to the property.

Kingfisher project will have 3 trunks of Alexander palms, sod will be replaced and granite chips will be going in. This will finish this year's budget.

Next order of business for landscape will be to come up with a plan to replace the coconut palms.

Committee would also like to have power washing be in house and purchase proper equipment.

- **Cable Transition Committee – Status Report**

Committee has decided to move forward with AT&T/DirecTV as they have the up to date fiber optics and cheapest option.

Total for owner at 300 megs of internet, basic cable and one premium channel will be \$63.49

Internet upgrade for higher speed will be available for those needing it.

7. Unfinished Business

- **Lift Station**

The lift station was discussed in Special meeting.

Approval to use reserve funds was voted in. Next order will be to decide on repaying the reserves via assessment or one time charges.

8. New Business

- **Management's report – Home Inspections**

Management has completed 44 inspections since the last meeting on April 24th. Letters are going out and repairs and communication are in progress. A more descriptive number and follow ups will be available by June's BOD meeting.

- **Ratify monthly right of first refusal:** nothing on the books

- **Real Estate Report**

Robin Mitchell VP gave her real estate report, 7 active listings, 5 under contract, 11 closings this year, \$756 average per sq ft, average of 73 days on market with average sales price of \$962,718. Reports attached.

- Joe voted on Callaway method. 😊 (I will remove)

9. Member Input

New owner 174 GCD made some inquiries as to why assessment is not based on Square footage. President Caso replied that it is in the Bylaws on current method.

New owner 174 GCD also inquired why she incurred coconut tree trimmings. Old owner had the unit on the Dot Palm list.

Bob Irvine made his objections about purchasing defibrillators which was voted on unanimously by the Board.

10. Adjournment

Joe Caso made a motion to adjourn, Dave Hubbert and Derrick Rende seconded at the same time.

I, Joe Caso, as President of the Key West Golf Club Homeowners' Association, Inc., hereby call a Meeting of the Board of Directors as stated above.

Key West Golf Club Homeowners' Association, Inc.

By: Joe Caso President, KWGC HOA