

**Key West Golf Club Homeowners Association
Board of Directors Meeting Minutes
74 Golf Club Dr
Key West, Florida, 33040
Monday June 19th, 2023, at 6:10pm**

CALL TO ORDER BY CHAIRPERSON:

President Joe Caso called the meeting to order 6:10pm.

DETERMINATION OF QUORUM:

President Joe Caso, Vice President Robin Mitchell, were present in person. Via Zoom Treasurer Dave Hubbert. Also, present Phil Wilson, Kendra Haines and Laurie McChesney on behalf of Management

PROOF OF NOTICE OF MEETING:

The Association Manger sent a mass email and posted agenda on the message board.

APPROVAL OF MINUTES:

REPORTS OF OFFICERS AND COMMITTEES:

President's Report

Review the state of the Association.

- Overall appearance is good. Maintenance is doing a good job. Discussed Homeowners sending pictures to other owners pointing out external home issues. Any concerns should be directed to the HOA management team to be addressed.
- Revisited getting the notification out regarding special assessments. This will go out the week of 6/19/2023. CAC accounting will need to be notified about this change. We will need to give the owners time to reply about the payment schedule.
- Defibrillators: Two defibrillators will be purchased. One will be stationed by each pool.
- Decals: New parking decals will be distributed on June 25th 9:00 AM outside the HOA office. All residents and owners have been notified. They can also make an appointment to pick up a new parking decal.
- Key Entry: The system is still being tested. A technician will address any issues with the new system. This new system will help reduce any overtime or need for two security guards at the booth. The goal is to have one guard at the guard station during one off hour shift. Homeowners will be notified.
- ARC committee - Two committee members have resigned. The committee will need to replace 2 members before the next meeting in July.

Treasurer's Report

Treasurer Dave Hubbert reviewed the treasurer's report. The report is available to homeowners on request.

REPORTS OF COMMITTEES

ARC Committee- No report

P&S Committee- New parking stickers are available.

L&M Committee

- Kingfisher project trees are ordered. New sod will be installed in several areas. Granite chips will be arriving for Spoonbill and other locations. Plants and granite chips will be added around dog station at Sanctuary gate. Transplanted donated plants and added soil along wall in Sanctuary. Power washing now in house and has begun. Need to address golf cart maintenance. Will move fence in maintenance area. Attention needed at the parking lot off Spoonbill, needs plants and chips.

Cable Transition Committee

- Motion by Dave Hubbert to approve the committee's recommendation to go forward with contract negotiation with AT&T and DirecTV to provide internet and streaming TV service to all homes for \$65 per month. Bill Francis second. Unanimous approval.

UNFINISHED BUSINESS - None**NEW BUSINESS****Management Report**

Phil Wilson provided updates on property inspections. A contractor has started work on repairing / replacing damaged curbs. The front gate is broken and is being worked on. Full time CAM position - search is ongoing. Lift station- check valve problem. Needed a pump out on June 20. Joe Caso will be reviewing the US Water contract.

Real Estate Report - Robin Mitchell**ADJOURNMENT**

Joe Caso motioned to adjourn the meeting; Robin Mitchell seconded. The meeting was adjourned.

Respectfully submitted,

Phil Wilson

Community Association Manger