

**Key West Golf Club Homeowners Association
Board of Directors Meeting Minutes
74 Golf Club Dr
Key West, Florida, 33040
Monday July 17th, 2023**

CALL TO ORDER BY CHAIRPERSON:

President Joe Caso called the meeting to order at 6:10pm Seconded by Robin Mitchell

DETERMINATION OF QUORUM:

President Joe Caso, Vice President Robin Mitchell, were present in person.

Via Zoom: Treasurer Dave Hubbert, Secretary Bill Francis and Director Derrick Rende

Laurie McChesney, Jose Wenzel and LoRetta Godwin were present on behalf of Management

PROOF OF NOTICE OF MEETING:

The CAC Management sent a mass email and posted the Agenda on the message board.

APPROVAL OF MINUTES: Robin Mitchell VP approved minutes from 6.19.23 BOD Meeting, Derrick Rende seconded.

REPORTS OF OFFICERS AND COMMITTEES:

President's Report

Review the State of the Association

1. Lift Station discussion continued. Joe Caso broke down the structure of the timeline on lift station repairs.
 - 1st, rebuilding of the system
 - 2nd Check electric getting permits and installing control panel
 - 3rd replacing US Water as the Lift station management company
 - Joe Caso as well as the CAC have verified references for the new contractors they have interviewed with as well as researched other facilities that use the lift station and have also experienced similar problems in the past. (wipes, rags, diapers and more)
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2. CAC researching catch basin
3. Closed meeting- Minutes were taken, will be posted on the website. Topic of the Meeting included:
 - Re aligning the ARC Committee
 - Reviewing the CAC progress
 - Litigation re: US Water
 - Replacing US Water
4. Security
 - new parking decals
 - cutting security hours
 - Two vehicle rules are being enforced
 - car cover- decals must be displayed.
 - More info on car covers to be discussed in the upcoming Parking and Security Meeting.

5. Maintenance and overall appearance.

- The management company will reinstate a morning walk and drive thru to view the property condition, landscaping, violations and more

6. Large Pool chiller,

- The board will consider the practicality of adding a chiller.
- The CAC has received quotes and presented in their management report.

7. BOD has decided that during Member input homeowners can ask questions and speak with a 3 minute time limit. The BOD has requested that owners submit via email in advance questions to Secretary Bill Francis if possible to help get answers and minimize the meeting timeframe.

8. BOD: President Joe Caso will be stepping down at the end of 2023. Will need a new President for 2024. President Caso stated now is the time to encourage neighbors and homeowners to volunteer for positions.

Treasurer's Report

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

- Income is over budget by 15k due to late fees and interest.
- Security payroll is over budget by \$15K
- Thanks to CAC for reducing delinquencies by \$11K from last month.
- Water is over budget by \$18K and will check on recent reductions in electric rates.
- Net year to date ordinary income is \$5,383.

REPORTS OF COMMITTEE

ARC Committee

- No meetings have been conducted since June 14th
- The BOD President Joe Caso made a motion to have four members, Cary Knight, Greer Griffin, Susan Berland and Janice Whittemore. [Robin Mitchell](#) seconded the motion.
- President Caso asked the members to please decide who the Chairman, Co chairman and alternates will be.

P&S Committee:

- New parking decals are in and available for homeowners to have swapped out.
- HOA staff must install the stickers for the owners and long term residents

Finance Committee:

- Dave already covered and paired information in his Treasurer's report

Landscape & Maintenance Committee:

- Danny Franco is working on golf carts and has suggested the security have bikes to ride as they have left the golf carts damaged or without batteries charged
- Sanctuary gates have been temporarily repaired as we wait for the new gate arms to come in. Barnes will replace them once they arrive. Old arms rusted out.
- Large tree near 236 & 238 GCD will be trimmed by DOT Palm
- Communication needs to be sent to owners that palm fronds and lawn waste can not continue to put in the maintenance dumpsters
- Irrigation repairs are still being worked through, KF on schedule for August
- 16/18 GCD the orange cord has been removed and reported to Comcast to have permanently repaired. We do have a work order #.

- Mike Wilbur will get plantings in the left side of the Sanctuary

Cable Transition Committee

- Internet will be AT&T 300-megabit symmetric fiber.
- DirecTV Choice package for TV.
- Current Comcast agreement expires February 1, 2024
- AT&T will provide complimentary wi-fi to the following areas: office, pool, gym and sanctuary cameras.
- AT&T offering \$150 cash rebate per unit.

NEW BUSINESS

Management Report

- Lift station- President Caso covered information on alternate lift station management and repairs in progress
- Decals- New decals are being distributed daily; 165 new stickers to date of meeting
- Full Time CAM: Phil Wilson, Laurie McChesney and Danny Franco all have a CAM license. Employee search is ongoing. The KWGC currently has more employees working on the property to ensure satisfaction.
- Danny Franco is the Maintenance Director for the CAC is on property nearly daily for all maintenance concerns including the lift station.
- Chiller for the big pool: Quote from Aqua Pool- \$5,500 plus installation for a new combo heater and chiller. There is only a heater in the big pool but would need to be replaced with the combo. Pool will require 2 of the 140k btu units.
- Gate codes, instructions will be going out for Quick Pass; residence can add guests to system and use a code
- 2 deliberators -ordered eta 4 weeks
- Inspections- 204 since 2/1/2023 with 93 of those in compliance. Others in progress and communication is ongoing with owners
- Angels' guys and maintenance: 5 days a week and will be stepping up their clean up of grounds
- Sanctuary gate covered in previous landscape and maintenance committee report
- A reminder to residents to not put trash out too early in the week as well as not set the cans/debris on the grass areas will be sent out
- The CAC made a recommendation that the new employee is not a member of the community. The board agreed.

Right of Refusal for 48 Merganser Lane. Robin Mitchell made a motion and Bill Francis seconded

Real Estate Updates:

VP Robin Mitchell delivered the Real Estate report. Copies are available upon request.

Member Input:

- Car covers need to be addressed
- Bill Francis relayed a question from Mel Hatfield asking if brackish water effects the lift station. The answer was not that they are aware of and the average lifespan of a lift station is 15-20 years.
- Homeowner Joan (didn't get last name) stated there is an alternative to wipes, foam on TP product that is out now
- Robert Duffy live from Ireland made his point clear that he is not buying into the wipe situation
- Bill Lawson stated we don't have expertise crews working on the lift station and added that Private meetings are against the state statutes.

- Robin Mitchell had to call the meeting back to order
- Ms Montalto stated that Patti the Plumber has experience with lift station at the Quarry. Management made a note to contact Patti.
- Matthew (unsure of last name) made a suggestion to use the “slack communication” app so that all residents could be on a thread and receive or send out info.
- Sam (unsure of last name) asked if all homes were required to receive the bundle cable/internet package when it rolls out
- Cary Knight delivered “constructive criticism” that the new CAM needs to have working knowledge of how irrigation works along with other projects on property. In addition Mr Knight delivered a detail report of how sprinklers work and are designed and stated it was a lack of oversight from the CAC on the sprinklers being repaired
- Susan Edwards 253 GCD on the Landscape Committee spoke to voice her opinion the L&M committee is not holding monthly meetings, no minutes from the previous meetings, Only 2 meetings in the last year. Was wanting a detailed list of where the funds are going. She was also inquiring who appointed her as a voting member and would like an outline of how the committees are formed.
- President Caso did let Mrs Edwards know that in January the newly appointed President can reappoint committee members. 3 voting and 1 alternate.
- James Finn asked if there would be another assessment for the continued repairs and work.
- Ryan Miller an electrical contractor asked if they could possibly hire an engineering firm to review
- Bob Irvine thanked the BOD for their work sated the number of volunteers for committees is pitiful and that the BOD decisions services non acting members
- Robert Duffy again tried to intervene and asked why he could not be on the committees
- President Caso made it clear that he was voted down by the BOD

ADJOURNMENT

Joe Caso motioned to adjourn the meeting, Robin Mitchell seconded. The meeting was adjourned at 9:04pm