

KEY WEST GOLF CLUB HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
74 Golf Club Drive
Key West, Florida 33040
August 21, 2023
VIA ZOOM
Monday 6:15 PM

1. CALL TO ORDER

President Joe Caso called the meeting to order at 6:15 p.m.

2. DETERMINATION OF QUORUM

President Joe Caso, Vice President Robin Mitchell, Secretary Bill Francis, Treasurer Dave Hubbert, and Director Derrick Rende were present. A quorum was achieved. Laurie McChesney and Pat Labrada were present on behalf of Management.

3. PROOF OF MEETING NOTICE

Proof of meeting notice by affidavit was provided.

4. APPROVAL OF PRIOR MINUTES

Vice President Robin Mitchell made a motion to approve the July 17, 2023, Board of Directors meeting minutes. Secretary Bill Francis seconded. The motion was approved unanimously.

5. REPORTS OF OFFICERS

President Joe Caso gave an update on the lift station. Gary's Plumbing will be replacing the valves. Joe noted that the company was vetted and has a lot of experience and highly regarded in Key West. The cost of the project will be discussed at the Finance Committee meeting tomorrow. Joe also discussed they are working very hard on following parking rules, and that cars will be towed that don't follow them. He said all in all the community is looking good.

Treasurer Dave Hubbert reviewed the budget and actuals year-to-date and said that we're doing well on collecting the special assessments. He noted that the water bill is high, possibly from leaks in the pool. He asked CAC management to see if FKAA can help or if maintenance can figure out where the leaks are coming from.

6. REPORTS OF COMMITTEES

- ARC COMMITTEE – Chair Greer Griffith gave a report on the August 7, 2023, meeting actions. Member Susan Berland reported that the committee is working on new forms that will hopefully help streamline the architectural request and approval process. Once they are finalized and approved, they will be added to the website. They are hoping to have them done by the annual meeting. A question was asked if homeowners have to apply to ARC if they are doing the same thing, e.g., painting the same color or replacing a broken step like for like. Currently, yes they do, but ARC said they will work on creating another form for such situations and to streamline the process.
- PARKING & SECURITY COMMITTEE – President Joe Caso reported that the gates are all working now. Owners can come into office to pick up their stickers. However, an appointment is needed to get the transponder at the office. Transponders are on back order.

- FINANCE COMMITTEE – no report yet. They are meeting tomorrow.
- LANDSCAPE COMMITTEE – Nancy Hubbert said they are waiting for the schedule from Mama's for the new trees on Kingfisher.
- CABLE TRANSITION COMMITTEE - Treasurer Dave Hubbert reported on the contract with AT&T/Direct TV and DSI, the onsite company for the installation. Legal counsel has reviewed the contract and made changes. They are working on getting past legal hurdles. A private page has been set up on the HOA website called "Cable News" and an email blast was sent out to the homeowners on August 14 to keep everyone up to date.

7. UNFINISHED BUSINESS

The lift station was discussed in the President's report earlier.

8. NEW BUSINESS

Laurie McChesney gave the Management report. She introduced Pat Labrada, the new property manager for KWGC. Loretta Godwin will now be working part time in the office, and Anne Gerage has been hired as the new full time Office Administrator.

She reminded owners that it is the owner's responsibility to get rid of yard waste. Landscapers and contractors cannot use the dumpsters to dump their trash or yard waste.

CAC is working on updating the website with the minutes, etc.

Laurie McChesney brought up the idea of forming a committee to oversee the fee structure in comparison with other HOAs.

Vice President Robin Mitchell voted to ratify the monthly Right of First Refusal for 55 Spoonbill, 14 Kingfisher, and 82 Golf Club Drive. Director Derrick Rende seconded. The motion passed unanimously.

Vice President Robin Mitchel gave the real estate sales report. Currently there are three listings ranging from \$662,000 to \$944,900. There are four units under contract ranging from \$679,000 to \$1.325 million. Year to date there have been sixteen closings averaging at \$966,000.

9. MEMBER INPUT

Homeowners were reminded that they have three minutes ask a question and make a statement.

A question was asked if there was any thought about a charging station. President Joe Caso said it has been discussed in the past but no decision has yet to be made as there are a lot of factors to consider. Director Derrick Rende said that Key West has been approved for a public super charging station by Tesla at the old Searstown. Susan Swan offered to be on a committee to study the feasibility of adding charging stations to the community.

A question was asked if there are bids for the maintenance of the new lift station. President Joe Caso said that there are three bids. Gary's Plumbing is a couple of thousand a month, but they have a lot of experience and staff; currently we are paying about \$400 a month to US Water but getting very little service.

Members present discussed the ARC process and approval/conceptual approval difference. Owner Roberta Lewis recommended Mick Maintenance for contractor work. She recommended having the inspection done when a house is listed rather than when it is under contract to give owners more time to address any actions that are needed prior to closing.

A question was asked about people who bring the trash cans in. President Joe Caso noted the KWGC HOA hired 2 Brothers to bring them in so they don't stay out.

The homeowners who had brought up the question about changing their windows at the ARC meeting brought up the discussion again with the Board. President Joe Caso noted that the Board of Directors cannot overturn a decision made by ARC, so therefore no decision will be made at the Board meeting. It is up to ARC to make the determination of approval or not.

An owner asked why the exercise equipment TVs don't work even though there are cable boxes there.

President Joe Caso reiterated that the ARC approves owners' requests based on the current architectural guidelines, but that the committee can make exceptions on a one by one basis.

A question was asked about the lift station; President Joe Caso noted that Gary's Plumbing will be handling it going forward.

10. ADJOURNMENT

Treasurer Dave Hubbert moved to adjourn the meeting. Secretary Bill Francis seconded. The motion was approved unanimously. The meeting was adjourned at 8:12 p.m.

Respectfully submitted:

Laurie McChesney
CAC Management Director