

KEY WEST GOLF CLUB HOMEOWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
74 Golf Club Drive  
Key West, Florida 33040  
September 18, 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 was 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 August 21, 2023, Board of Directors meeting minutes. Director Derrick Rende seconded. The motion was approved unanimously.

5. REPORTS OF OFFICERS

President Joe Caso discussed the lift station; the control panel and two pumps have been installed. A third pump has been ordered as a back-up. Gary's Plumbing will start the work in mid-October.

Treasurer Dave Hubbert gave his report with year-to-date totals.

6. REPORTS OF COMMITTEES

- ARC COMMITTEE – Susan Berland reported on ARC decisions made at their September 12 meeting and mentioned there is a house that wants to raise their house four feet but the ARC hasn't heard the case yet and feel that this is an issue for the Board and not ARC. She noted that the ARC meetings will be the second Tuesday of every month. There was a discussion about repair work in kind not having to go the ARC. President Joe Caso said that an email should be sent to owners that maintenance items don't have to go through the ARC, but that homeowners should fill out a form just for a consent agenda so that there is still documentation of the repair.
- PARKING & SECURITY COMMITTEE –nothing new to report.
- FINANCE COMMITTEE – There was no meeting so there is no report to discuss the budget but need to set up a meeting soon. They did determine that the cost of the lift station can be covered out of operating funds.
- LANDSCAPE COMMITTEE – Nacy Hubbert reported that they are still waiting for

Mama's to deliver the trees or installation on Kingfisher; hopefully it will be in September.

- CABLE TRANSITION COMMITTEE – Treasurer Dave Hubbert gave his report on the ATT/DSI contracts, which have now been signed. He noted that the total cost would be \$65 per home per month, which will be included in the HOA fee. Homeowners can sign up early if they wish to and can also upgrade their service for an additional fee. He said that the details and status of the project will be on the KWGC HOA website. This new contract will save approximately \$700 per month compared to Comcast. The timing of the transition is probably in November.

7. UNFINISHED BUSINESS - There was no unfinished business.

#### 8. NEW BUSINESS

Laurie McChesney gave the Management report. The lift station was already reported on by President Joe Caso in his report. When the work commences, residents will be advised when to avoid running water/flushing toilets, etc. while the valves are reconnected. If everyone cooperates, the water may not need to be shut off.

The installation of the AED at the Clubhouse next to the large pool has been completed. Another AED will be installed next to the small pool this week. Andy Montiero has offered to do classes on the use of the AED, as well as CPR for residents.

Transponders are now available after a two month backorder. Residents who want one are asked to call the HOA office and make an appointment. Those who need a current parking sticker are welcome to come in to get one.

Dot Palm is scheduled to be on property next week to prune trees in the common areas. Property owners who require landscaping on their trees need to call Dot Palm to arrange it. the estimated cost is \$130 and up per tree.

Property inspections are ongoing and are approximately 75% complete. Thus far 272 inspections have been done, and approximately 50% of owners are in compliance.

Two new security guards have been hired and are now fully staffed. We will continue to make rounds for parking violations and expired stickers. Laurie noted that the security gate key pads are operational.

Owners were reminded to not leave debris out but to call Waste Management for large pickups and to keep debris on their property until pick up is scheduled.

Laurie reintroduced office administrative assistant Anne Gerage and invited residents to stop by and say hello.

Residents are once again reminded not to flush wipes, diapers, etc. down their toilets. Also, please put yard waste in trash cans to be collected on Friday mornings. If residents need additional cans, please call the office for a loaner.

Vice President Robin Mitchell gave her real estate report.

9. MEMBER INPUT

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

Owner Thomas Siburg spoke about raising homes to flood level and offered to assist if a committee is formed.

Owner Derek Meyers spoke about getting a notice to paint his fence, which he did without filing an ARC request. He also brought up questions about the keypad at the gate.

Owner Will Lawson talked about the mini-split a/c units and how they are installed differently from a compressor unit as mini splits may have exterior tubing. The property where the mini split was approved by the ARC was described as not being visible from the street.

Owner Mr. Francis brought up the issue of guest parking and asked for clarification as to whether or not guests can stay overnight. President Joe Caso explained that guests can stay overnight as long as they have a guest pass and are parked in the guest parking spaces and not in residential parking.

10. ADJOURNMENT

President Joe Caso moved to adjourn the meeting. Treasurer Dave Hubbert seconded. The motion was approved unanimously. The meeting was adjourned at 7:41 p.m.

Respectfully submitted:

Laurie McChesney  
CAC Management Director