

**Key West Golf Club Homeowners Association  
Board of Directors Meeting Minutes  
74 Golf Club Dr  
Key West, Florida, 33040  
Monday October 16th, 2023**

**CALL TO ORDER BY CHAIRPERSON:**

President Joe Caso called the meeting to order at 6:15pm Seconded by Robin Mitchell.

**DETERMINATION OF QUORUM:**

President Joe Caso, Vice President Robin Mitchell, Treasurer Dave Hubbert were present in person. Laurie McChesney, Jose Wenzel and Anne Gerage 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:** Joe Caso approved minutes from 9.18.23 BOD Meeting, Robin Mitchell seconded.

**REPORTS OF OFFICERS AND COMMITTEES:**

**President's Report: Joe Caso** - Review the State of the Association.

1. Lift Station status:

- Pressure currently at correct level, lift operating normally.
- We are in last stage of lift repair: will pour concrete to provide level platform and seal it after remaining parts are installed.
- New davit will be helpful to facilitate regular maintenance.
- HAACK was paid \$352K YTD from reserved & maintenance budgets.
- Gary's Plumbing worked to get pump out reduced from \$13K per day to \$8500 per day.
- BOD suspended all non-essential reserve projects until 2024 due to lift station repair costs.

2. **Parking & Security:**

- Working with CAC Mgmt. to resolve the top keypad issue. Having automated gate access during non-peak hours will help reduce Security payroll costs.

3. **Maintenance and Landscaping:**

- Dave asked that we restart our tree trimming around community. There are a lot of heavy coconuts that need to be removed.
- Nancy advised that Mamma's has been stalling for months on the Kingfisher island project.

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

- Quite a few owners are in arrears. Dave & Joe made a motion to put lien on a property in HOA arrears. All voted in favor.
- We are doing well on collecting the special assessment and are at 64% of the total due.
- Dave expects our property insurance to increase 25% in 2024 but it doesn't cover windstorm, or flood. Dave will investigate policy details further.
- We will increase lift station reserves to ensure we cover expenses for periodic maintenance.
- There will be a Finance Committee meeting next week.

**COMMITTEE REPORTS**

**ARC Committee:**

- Greer Griffith advised that the ARC meeting was postponed to Tuesday, October 17 due to member illness.
- Greer said home raising requests are not within the scope of ARC expertise and would like the BOD to be involved as this is a community-wide issue.
- Thomas Siburg (via Zoom) advised he can help guide BOD regarding raising homes, elevation requirements, county and city codes, grandfathering of setbacks, FEMA court cases, etc.

**Cable Transition Committee:** Dave Hubbert

- Dave has a volunteer to integrate the exercise room & treadmills at no cost.
- AT&T advised they may be able to start installing wi-fi next month.

**NEW BUSINESS:**

**Right of Refusal:** President Joe Caso made a motion and VP Robin Mitchell seconded. Unanimously approved.

**Real Estate Updates:** VP Robin Mitchell delivered the Real Estate report.

- 5 active listings (\$637-\$939K avg on mkt 90 days)
- 1 contingent sale (\$765K avg on mkt 80 days)
- 21 sold to date (\$525K-\$1.5M avg on mkt 72 days)

**CAC Manager's Report:** Laurie McChesney

- Very busy month for management with lift issues, power washing sidewalks & pool areas, LED light replacements, new staff, etc.
- 17 Inspections completed in Oct. We expect all properties inspected by EOY.
- Golf Course asked us to remind members that they cannot access course's private property without prior approval from their management. Reminder that dog walking, jogging, etc are not allowed on paved golf cart roadways.
- Dave suggested that GC have a ranger monitor 15<sup>th</sup> hole fairway as there are too many kids loitering from the green up to pond area during day and after-hours.

**Member Input:** BOD has decided that during Member input homeowners can ask questions and speak within a 3-minute time limit. The BOD has requested that owners submit (via email) questions in advance to Secretary Bill Francis to help get answers and minimize the meeting timeframe.

- Homeowner asked about subpar functionality of QuickPass transponders and keypad.
- Homeowner asked about additional backpressure on lift station. Per Joe; pressure from all users (jail, hospital, college, etc) remained at normal levels and had no impact.
- Homeowner wants to review handicapped parking permits that may not actually be used.
- Homeowner asked about after-hours emergency access at front gate. Dave assured members that when first responders are called here by 911, they have entry through protocols built into the QuickPass system.
- Homeowner advised that Citizens Insurance changed metal roof coverage from 50 yrs. to 25 yrs.
- Homeowner wanted to know who would be point person on home raises. Thomas Siburg volunteered to work on issue with the BOD.

**ADJOURNMENT**

Joe Caso motioned to adjourn the meeting; Robin Mitchell seconded. The meeting was adjourned at 8:10pm.