

Key West Golf Club Homeowners Association

Board of Directors Meeting Minutes 74 Golf Club Dr Key West, Florida, 33040 Monday November 20th, 2023 at 6:15PM

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, and Secretary Bill Francis was present via Zoom.

Pat Labrada, Laurie McChesney, Jose Wenzel, Blake Orepeza 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 motioned to approve. Dave Hubbert seconded. All voted in favor.

REPORTS OF OFFICERS AND COMMITTEES:

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

- Lift Station pressure is currently at correct level, lift operating normally. DEP approved station inspection.
- New davit and regular reports from Gary's will be helpful to facilitate maintenance.
- KWGC maintenance team will check control panel and clean out baskets as needed.
- Working with CAC Mgmt. to provide more functionality to QP system. Our peak season is starting so we need efficient parking usage and better vehicle tracking capability.

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

- Slowdown in HOA dues and special assessment remittance lately so asked for everyone to kindly send in dues by deadline. To date, we have \$36K HOA dues delinquent and \$50K special assessment delinquent. December 31, 2023 is the special assessment payment deadline; CAC could start potential revocation of community amenities access and/or lien process on delinquent accounts.
- Cash in Operations is apprx \$353K, and \$230K in reserves.
- Expenses have increased; maintenance over \$52K and Security over \$35K.

COMMITTEE REPORTS

ARC Committee:

- Greer Griffith detailed approvals from previous ARC meeting.
- Greer advised that some PVC fencing looks identical to wood and may be approved by the committee on case-by-case basis. This info will be added to website for member common knowledge.
- Susan Berland advised that split A/C approvals will also be on case-by-case basis due to visibility issues, etc.

Parking & Security Committee:

- Pat Labrada advised that CAC working meeting is 11/21/2023 but the actual Parking & Security Committee meeting will be scheduled, posted, and emailed thereafter for member attendance.

Landscaping & Maintenance Committee:

- Nancy Hubbert advised that the Kingfisher landscaping has been completed (trees, sods, etc) by Mama's. One palm tree was removed without charge to the community.
- A FEDEX truck drove recklessly through the community and damaged the landscaping and irrigation system. CAC mgmt. will pursue restitution from FEDEX.

Cable Transition Committee:

- Dave Hubbert met with DirecTV last week to formalize the late January town-hall meetings at American Legion for members. This meeting will explain the self-install process. Feb 1st will be the first day that DirecTV will accept phone orders.

CAC Managers' Report:

- Pat Labrada reviewed new vehicle cover stickers available in HOA office, working on QP solutions, Feb 2024 installation of gym TVs. Our pool inspection and fire inspection passed without violations.

UNFINISHED BUSINESS: Board approval of the 2024 KWGC budget

- Budget reports distributed and Dave Hubbert read report details for Zoom attendees. Joe Caso motioned, Robin Mitchell seconded. All Board members in attendance voted in favor of the 2024 Budget.

NEW BUSINESS:

- Special Assessment for every unit is \$500 to pay for lift station repairs and upgrade. Joe Caso motioned, Dave Hubbert seconded, and all Board members in attendance voted in favor.

Right of Refusal if any: none.

Real Estate Updates: VP Robin Mitchell delivered the Real Estate report and distributed copies.

Board Review of HOA Legal Retainer: Dave motioned; Joe Caso seconded. All voted in favor.

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 CAC plan moving forward regarding equipment maintenance to avoid unexpected costs. Joe Caso advised that reserve funds should be enough to cover emergency costs.
- Homeowner asked that budget reports be forwarded to all members prior to Budget meetings. Joe Caso agreed.
- Homeowner wants Electric Charging Stations to be added. CAC and BOD are looking into this possibility.
- Homeowner reminded BOD that the attorney costs should be added to any dues collection effort from those specific delinquent members. All agreed.

ADJOURNMENT

Joe Caso motioned to adjourn the meeting; Robin Mitchell seconded. The meeting was adjourned at 8:30pm.