



Key West Golf Club Homeowner’s Association, Inc.

Annual Meeting of the HOA

5610 College Rd, Key West, FL 33040

2:00 PM, Saturday, January 27, 2023

MINUTES

Attendees:

Joe Caso, President, 2023 Board of Directors
Robin Mitchell, Vice President, 2023 Board Directors
David Hubbert, Treasurer, 2023 Board of Directors
Derrick Rende, Secretary, 2023 Board of Directors
Pat Labrada, Community Association Company (“CAC”), Property Manager
Laurie McChesney, CAC, Director
2 Additional CAC Employees
149 Voting Members (sign-in sheets are available upon request)

1. Call to Order by Chairperson

Meeting called to order by Chairperson, Joe Caso, 2023 President.

2. Certifying Quorum

Quorum certified by Pat Labrada, CAC, Property Manager.

FL Statutes § 720.306(1)(a): “Unless a lower number is provided in the bylaws, the percentage of voting interests required to constitute a quorum at a meeting of the members shall be 30 percent of the total voting interest.”

149 voting members present, either in person or by proxy (1 voting member per home).
Min. required, 119 out of 396 members.

3. Proof of Notice of Meeting

Provided. [Unable to hear proceedings or discussion; sound system was ineffective.]

Discussion: Mark Machcinski, Member since September 2022, raised concern he was not provided notice.

4. Approval of Prior Minutes

Approved. [Unable to hear proceedings or discussion; sound system was ineffective.]

5. President’s Report

Presented by Joe Caso, 2023 President. (Slides available upon request.)

6. Year 2023 Financial Report

Presented by David Hubbert, 2023 Treasurer. (Slides available upon request.)

7. Board of Directors Election

Presented by Chairperson.

Discussion of Candidate Nomination Process and Election Voting Process.

Floor nominated candidate: Mark Machcinski

Introduction of Candidates:

William Francis	Robin Mitchell	Timothy Roylance	Mark Machcinski
Guy Gross	Josh Pruitt	Thomas Siburg	
Will Lawson	Derrick Rende	Sandra Swan	

8. Unfinished Business and Reports

- a. Cable Transition.
Presented by Cable Transition Committee Chairperson, David Hubbert, 2023 Treasurer.
(Slides available upon request.)
- b. Real Estate Report.
Presented by Robin Mitchell, 2023 Vice President. (Slides available upon request.)

9. New Business

- a. Review rolling over excess member revenues to the following year.
Presented by Chairperson
Motion made & seconded.
Carried (Approved).
- b. Review allowing the use of reserve funds in case of a disaster.
Presented by Chairperson.
Motion made & seconded.
Carried (Approved).
Nay - 1
- c. Introduce the 2024 Board of Directors.
Guy Gross, Director, newly elected
Robin Mitchell, Director, reelected
Derrick Rende, Director, reelected
Thomas Siburg, Director, newly elected
Sandra Swan, Director, newly elected

10. Questions and Comments

Presented by Chairperson.

Landscape Committee –

- An HOA member expressed desire to see board reorganize committee, since it was previously disbanded; raised by former member of committee.
- An HOA member raised concern for improper maintenance of conservation areas.

Electric Vehicle (“EV”) Charging Stations –

- An HOA member expressed desire to see action taken to add EV charging station(s) on property; stated raised 3 years in a row with no action taken by board.
- Chairperson, Joe Caso, stated his research indicates charging station costs \$20K and “Supercharger” charging station costs \$70K.
- An HOA member raised objection to using HOA funds for EV charging, states is an inherent fire risk.

Part-Time Resident Board of Directors –

- An HOA member raised discussion of Director Derrick Rende as a ‘part-time resident’ of HOA.
- Derrick Rende, Director, discussed life change brining him and his family away from residency and shared his previous experience and roles on the KWGCHOA Board of Directors.

- An HOA member identified as “seasonal” resident, glad to see “seasonal” representation on Board, feeling there may be animosity from full-time residents and seasonal resident.

Security –

- An HOA member expressed concern to find funding for 2 security guards at night, to ensure more than 1 guard and to ensure gate is not left open when guard is out patrolling.
- An HOA member expressed concern that QuickPass system does not work properly and is ineffective use of resources.
- An HOA member expressed concern that HOA should downsize the number of guards.
- An HOA member stated automation can assist in reducing the number of guards.
- An HOA member expressed concern that must keep “real person” guards, adds to sense of safety.

11. Adjournment

Meeting adjourned: 3:45 PM.