

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
74 Golf Club Drive
Key West, Florida 33040

Open Conference Call
VIA Zoom
November 16, 2020
Monday at 6:15 PM

1. CALL TO ORDER

President Bill Buzzi called the Board of Directors meeting to order at 6:16 p.m.

2. DETERMINATION OF QUORUM

President Bill Buzzy, Vice President Robin Mitchell, Treasurer Joe Caso, Secretary Mike Wilbur, and Director Dave Hubbert were present by Video Conference Call. Representing Management were Operations Director Sterling Christian and Community Association Manager Randy Niles, and Tracey Barrera by Video Conference Call.

Attendees sign-in sheet of those who attended by Video and/or Conference Call is attached.

3. PROOF OF NOTICE

The Association's Manager Randy Niles provided proof of meeting notice by affidavit.

4. APPROVAL OF MINUTES

Treasurer Joe Caso moved to approve the October 19, 2020 Board of Directors meeting minutes. Vice President Robin Mitchell seconded. The motion was passed unanimously.

5. REPORTS OF OFFICERS

President's Report:

President Bill Buzzi:

Things are running smoothly, a lot to go over in this particular meeting. Asked comments from the board. Robin Mitchell talked about the passing of Karen Headrick with Keys Property Management Enterprise, thanks to their long service to KWGC & deepest condolences to Karen's family & friends.

Treasurer's Report:

Treasurer Joe Caso indicated that the Association was in good shape and on track and has attached his monthly year to date report.

Operations Director Sterling Christian reviewed the delinquencies and foreclosure actions reported in the monthly collection report.

6. REPORTS OF COMMITTEES

Chair person Fran McCormack for the ARC Committee- Meeting was held on November 11, 2020. There was ARC Requests, and both were approved.

P&S Committee- Joe Caso talked about a few more speed bumps needing to be installed. Dave Hubbert talked about resident stickers; new ones will have a QR Code to be scanned with no expiration date on them. Once scanned the QR Code it will let you know the address of the vehicle.

Finance Committee- Chairperson, Joe Caso motioned to approve the 2021 Budget. Moved down to new business to be discussed and or approved.

L&M Committee- Chairperson Nancy Hubbert

- Talked about how pleased they are to see the new landscaping company, 2 Brothers Lawn Service doing a great job on property so far.
- Pool Service Contract- got two bids, one from Aqua Clean and one from The Pool Man. A recommendation was presented to the board of directors to enter into a year contract with Aqua Clean our current provider. Robin Mitchell motioned to approve keeping Aqua Clean, Joe Caso seconded. This passed unanimously.

- Irrigation- Needs appraisal. Eric Hart and Nancy Hubbert will be looking for companies to get the irrigation up to speed, to hand over to our maintenance staff to maintain. It's yet to be determined if a maintenance contract will be needed.

7. UNFINISHED BUSINESS

Approve expanded pet regulations as follows: Maximum of two dogs per residence including Service animals. Service animals require Doctor's letter of prescription. Dogs must be registered with photo at the HOA office.

Robin Mitchell motioned to approve; Dave Hubbert seconded. This passed unanimously.

8. NEW BUSINESS

- Approve Board Resolution Authorizing Remote Participation at Members Meetings- Joe Caso motioned to approve, Robin Mitchell seconded. This passed unanimously
- Approve rolling over any excess member revenues- Joe Caso motioned to approve Robin Mitchell seconded. This passed unanimously.
- Approve the year to date reserve expenditures- Dave Hubbert motioned to approve, Joe Caso seconded. This passed unanimously.
- Approve the 2021 Proposed Budget- Robin Mitchell motioned to approve, Dave Hubbert seconded. This passed unanimously.
- Managements Report – Home Inspections- Updated on unresolved home inspections for 46KF, 143GC, 281GC, 4KW, 24ML. Board decided that within a week to send legal letter to 24ML if nothing is being done. Maintenance requests have been completed. New recycle bins have been installed but we have an issue with residents using them for dog waste. A community email will be sent out about dog waste in recycle bins.
- Planning of virtual annual meeting- BOD will review the draft to be sent out before sent to membership for the annual meeting. Obtaining on-line owner consents for electronic voting will be a part of this mailing.
- Ratify monthly right of first refusals- Robin Mitchell motioned to approve the right of first refusals, Joe Caso seconded. This passed unanimously.
- Real Estate Report- Vice President Robin Mitchell provided a real estate update. Please find her attached report.

9. MEMBER INPUT

- Eric Hart 2 Kestral Way-brought up the dog waste/recycle bin issue, asked about additional speed bumps, signs for patrolling/speeders in community. Commented that our new landscaping company, 2 Brothers is doing a great job. Very pleased and thanked everyone.
- Marilyn Brew 216 Golf Club Drive- asked about the remote participation, video done virtually for the annual meeting. Asked also about the QR Code stickers to replace resident stickers.

10. ADJOURNMENT

Director Dave Hubbert moved to adjourn the meeting. Treasurer Joe Caso seconded. The meeting was adjourned at 7:59 p.m.

Respectfully submitted,

Randy Niles
Community Association Manager