

KEY WEST GOLF CLUB HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
74 Golf Club Drive  
Key West, Florida 33040  
April 18, 2022  
Monday at 6:15 PM

1. CALL TO ORDER

President Joe Caso called the Board of Directors meeting to order at 6:15 p.m.

2. DETERMINATION OF QUORUM

President Joe Caso, Vice President, Robin Mitchell, Treasurer Dave Hubbert, present in person, and Director, Derrick Rende by conference call. Representing Management in person were Tracey Barrera. Community Association Manager, Randy Niles and Operations Director Sterling Christian & Laurie McChesney by conference call.

Attendee's sign-in sheet of those who attended in person and 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

Vice President Robin Mitchell motioned to approve the March 21, 2022 Board of Directors Meeting Minutes. Treasurer, Dave Hubbert seconded. This passed unanimously.

5. REPORTS OF OFFICERS

**President's Report**

Review the state of the Association

President Joe Caso – In general the property is looking great. We have been short maintenance staff but things are still in good shape. Thank you to Nancy Hubbert for all she has done with the L&M Committee. April 7, 2022 met with Operational Director of Association. April 8, 2022 had a meeting with Operational Director and the people who will be taking over for Sterling Christian. This will be a slow transition. In the future board of director meetings, we have asked that they attend so they can get familiar. On April 14, 2022 had a meeting with the Architectural Committee to re-organize and re-state what the priorities are. Obtaining quote to insulate the pump for large pool, to rectify pump noise issue. September 12, 2022 the resurfacing of the large pool is going to happen. We have 2 potential candidates to meet with for the open position on the board of directors.

**Treasurer's Report:**

Treasurer Dave Hubbert reviewed the treasurer's report. The report is available to homeowners on request. Year to date we are in excellent financial condition.

The delinquencies and foreclosure actions reported in the monthly collection report.

6. REPORTS OF COMMITTEES

**ARC Committee-** Co-Chairperson Ruthie McCloud gave update on ARC.

**P&S Committee** – Had meeting with Quick Pass representative/JoLynn to discuss some ideas. Board is looking into utilizing more technology and less guards. Board of Directors will be brainstorming and will be meeting with JoLynn w/QP.

**Finance Committee-** No Meeting

**L&M Committee-** No Meeting – Committee Report from Chairperson Nancy Hubbert. Gave update on new plantings and sod throughout community. Irrigation is working well, with the exception of a few areas that maintenance manually waters. Thanked Randy Niles and all the maintenance for their work with irrigation.

## 7. UNFINISHED BUSINESS

- **BOD Vacancy** – Discussed under Presidents Report. Board has 2 candidates.
- **Discuss the Old Playground Area-** Board discussed this area needing signage of some kind due to liability issues. Dave Hubbert motioned to explore this area as dog park Robin Mitchell seconded this motion. Joe Caso suggested we take down dog station until the board further discusses ideas. Board approved unanimously.

## 8. NEW BUSINESS

- **Management Report- Home Inspections** – Randy Niles gave update on unresolved home inspections. There is a third maintenance guy that will be hired soon. We are waiting on price for large pool/pool pump.
- **Ratify monthly right of first refusal:** Robin Mitchell motioned to ratify monthly right of first refusal. Joe Caso seconded this motion. This passed unanimously.
- **Real Estate Report-** Robin Mitchell went over Real Estate Report. Please find attached report.

## 9. MEMBER INPUT

- Melinda Sample & Jill Friery 257 GC- Asked Landscaping Committee about the second phase of the landscaping for community.
- Sharon Stoetzer 50 ML- Asked if ferns on Merganser could be trimmed. Rooster/Chicken issue on Merganser. Let management know that there are charcoal grills in community that are prohibited. Asked about the Merganser Flooding situation behind homes.
- Rick Dekeyser 189 GC- Brought up concerns with the new plantings and sod in sanctuary.
- David Grober 10 ML- Wanted to know any status on his ARC Request.
- Ken Fischer 174 GC- Asked where he can buy or get pickets for his fence.

## 10. ADJOURNMENT

Joe Caso motioned to adjourn the meeting; Robin Mitchell seconded. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Randy Niles  
Community Association Manager