

## KWGCHOA Board Meeting Notice

You are invited to a Zoom meeting.

When: Dec 16, 2024 06:15 PM Eastern Time (US and Canada)

Register in advance for this meeting:

[https://us06web.zoom.us/meeting/register/tZMlcumtqjMrHdE4fr\\_hSC3s\\_4ZWvHaSN-sj](https://us06web.zoom.us/meeting/register/tZMlcumtqjMrHdE4fr_hSC3s_4ZWvHaSN-sj)

After registering, you will receive a confirmation email containing information about joining the meeting.

[Click to Register](https://us06web.zoom.us/meeting/register/tZMlcumtqjMrHdE4fr_hSC3s_4ZWvHaSN-sj)

### **Key West Golf Club Homeowners Association, Inc.**

#### **Regular Meeting of the Board of Directors**

74 Golf Club Dr., Key West, FL 33040 and via Zoom

6:15 PM, Monday, December 16, 2024

### **AGENDA**

Purpose: Conduct business as properly brought before the Board of Directors.

1. Call to Order
2. Determination of Quorum
3. Proof of Notice of Meeting
4. Approval of Agenda
5. Approval of Minutes – Regular Meeting – 11/18/24
6. HOA Reports
  - a. Officers:
    - 1) President’s Report - Brief - full KWGC UPDATES to be provided via reports in CAC Management Report & full reports from each Committee
    - 2) Treasurer’s Report - Financial Updates & Finance Committee Updates - Presentation for 2025 Budget for final review to BOD.

b. Committees

1) Landscape & Maintenance Committee – Recommendations – No Dec. Meeting

2) Parking & Security Committee – Recommendations – Meeting on 12/5/24

3) Architecture Review Committee – Recommendations: Meeting on 12/10/24

4) Violation, Fining & Hearing Committee – Organizational Meeting on 12/3/24. Mark Ives, Chairperson, Voting Members Barry Gosnell & Katee Martineau; Alternate Paul Cambria

c. CAC Management Report

7. Unfinished Business

a. Notification to Membership for 2025 Annual HOA Meeting on 1/25/25 @ American Legion. ONR has been sending notifications for Consent to receive electronic info & Consent for electronic voting. Proxies & Mail-In Ballots will also be accepted, together with paper ballot voting @ time of the Annual meeting. <https://keywestgolfclubhoa.onrapp.us>

b. Effective 12/1/24, Island Security Services is vendor for Security. Discussion re: recent problems with guard response that they are only guard on duty & cannot leave the gatehouse.

8. New Business

a. Approval for KWGC Handbook Changes: Revision to language re: Service Animals. Discussion re: real estate Open House signs & flags

b. Final determination re: attorney representation @ Annual Meeting

c. KWGC representative from Leaseholder to Club – voting member of ARC, per documents. Non-participation for years. Currently 3-Voting members + 1 Alternate.

d. Botsford Construction working on rates/fee schedule for rear fences.

e. Ratify Monthly Right of First Refusal: 44#1 SBW, 148 GC, 212 GC, 237 GC

f. Real Estate Report - on website

9. Member Input

Homeowners will have 3 minutes to ask questions or to make a statement. The Board would like to receive the question(s) in writing in advance of the meeting to be prepared to give a concise, well-thought-out response. Please send your question(s) to Thomas Siburg, Secretary of the Board at: [thomas.siburg@gmail.com](mailto:thomas.siburg@gmail.com), or Pat Labrada at

[pat@cackw.com](mailto:pat@cackw.com).

10. Adjournment

I, Robin Mitchell, as President of the Key West Golf Club Homeowners' Association, Inc., hereby call a Meeting of the Board of Directors as stated above.

Key West Golf Club Homeowners' Association, Inc.

By: Robin Mitchell, President, KWGC HOA