

Florida Bay Club Condominium Association, Inc.

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Minutes of Board of Directors Meeting August 27, 2012

Secretary Suzanne Smith certified that a quorum of Directors was present. Present by telephone were President Matthew Peabody, Vice President Jack Irvin, Treasurer Linda Kauffman, Directors Richard Turner, Michael Gandham, Robert West. Director Lourdes Griffin was absent.

President Matthew Peabody called the meeting to order at 7:01 P.M.

Director Irvin moved to waive the reading of the Minutes of the April 19, 2012, May 20, 2012 Annual Meeting, and May 20, 2012 Board of Directors meeting and approve them as submitted. The motion was seconded by Director Kauffman. All voted in favor. Motion passes.

Director West moved to accept the financial report delivered by Treasurer Kauffman. The motion was seconded by Director Turner. All voted in favor. Motion Passes.

Manager Suzanne Smith delivered the Manager's report including results of Tropical Storm Isaac, Manager's Blog, Sunday Staffing, additional water metering, foreclosures, files, and compliments from owner's.

Director Irvin delivered the Security Committee's report regarding security gates project completion.

Both the Manager's report and the Security Committee's report were accepted as read.

Old Business:

Director Turner moved the 5 Year Committee be dissolved and the Reserve Study and Board of Directors direct the plan. The motion was seconded by Director West. All voted in favor. Motion passes.

New Business:

Unit Furnishings:

Director Turner moved the furniture for the units be purchased including the night stands for the master bedrooms to take advantage of the 40% discount. Director Kauffman seconded the motion. All voted in favor. Motion passes.

FBC Monday Morning Director Turner moved we order the furniture for the units including the night Breakfasts:

Director Turner moved the breakfasts be scaled back on items served but to continue to host them. Director Irvin seconded he motion. All voted in favor. Motion passes.

Annual Meeting Date:

Director Kauffman moved the 2013 Annual Meeting Date be set for May 19, 2013. Director Irvin seconded the motion. All voted in favor. Motion passes.

2013 Budget:

Director Turner moved the 2013 Budget be accepted as submitted by Manager Smith. Director West seconded the motion. All voted in favor. Motion passes.

Open Forum: There was discussion by all Directors regarding security, lights, cameras, signs, and information regarding these subjects updating the 3 new Directors.

There being no further business to come before the Board, Director West moved the meeting be adjourned. Director Kauffman seconded the motion. All voted in favor. Motion passes and the meeting was adjourned at 7:45 P.M.

Respectfully submitted,

Suzanne Smith

Secretary