

Florida Bay Club Condominium Association, Inc.

P.O. Box 372520, 103500 Overseas Highway
Key Largo, FL 33037
Phone 305-451-0101 ext. 204, Fax 305-451-0443
flabayclub@gmail.com
Website. flabayclub.com

**Notice of Agenda for Board of Directors Meeting
At 7pm Tuesday 18th February 2014 in the Association Office**

Certification of Quorum

Call to Order – President Matt Peabody

Reading/Approval of minutes from previous meeting

Reports:

1. Treasurer's Report
2. Manager's Report

Old Business

New Business:

1. Swimming Pool
2. Employee Health Insurance
3. Annual Meeting Date
4. Suzanne Discussion limited content

**Open Forum
Adjournment**

Florida Bay Club Condominium Association, Inc.

P.O. Box 372520, 103500 Overseas Highway

Key Largo, FL 33037

Phone 305-451-0101 ext. 204, Fax 305-451-0443

flabayclub@gmail.com

Website. flabayclub.com

Managers Report February 18th 2014

It's been a busy time since the last board meeting two months ago. Christmas and New Years is out of the way, and getting ready to the Snowbirds.

As you are all aware garage doors are going in and the completely new wifi is being put in, security cameras are up and almost finished, Debbie and I will be pleased when it's all done.

Mike our auditor has been here for a week and started our audit. Maintenance fees are coming in nicely some have received late fees now.

Cost of resale units have been raised and I am pleased to tell you we received four back in foreclosure three of which I have sold at the new higher price. We still have a few in foreclosure and a couple of people are deeding back to us this year.

New policies have been put in place for cleaning of the units, everyone who has been arriving have been very pleased at how clean the units are now. It makes a nice change to be getting compliments instead of complaints. Owners not following the checkout sheet are being fined \$100 and paying it without question so far.

We seem to be able to get on the website again so hopefully over the next few days it will be completely up to date. I am hoping to set aside a full afternoon next week for some extra training on it.

The dock is now finished but we do think maybe a couple more ladders should be put on it because it's so much higher now and it is harder to get in and out of the smaller boats. Moving of the fish cleaning station, is almost finished, it was put at the start of the dock to save having to get yet another permit.

Tino and Milo are going to be doing some work on the boardwalk over the next couple of weeks. That work has been made easier thanks to Pete Pain who has purchased a cement mixer for the club, big thank you to Pete.

The rental pool is doing well, and owners are happy with the rentals they are getting. FBC is making a little money from it also.

Pool towels have arrived and we will be asking everyone who would like one for a \$10.00 refundable deposit.

Tee-shirt and Sweatshirt sales are going well and also bringing in a small income for FBC.

Debbie and I will continue working together to better FBC.

Florida Bay Club

February 18th Board Meeting

Treasurers Report

02/18/2014

Bank Balances:

Centennial – Reserve (Money Market)	\$169,000.00
Centennial – CD	<u>\$ 10,070.23</u>
Total Monies in Centennial Bank	\$179,070.23
First State Bank -Operating Account	\$256,110.78
-Money Market	\$ 1,829.78
-Tax Account	\$ 100.00
-Reserve Money Market Account	<u>\$ 13,155.53</u>
Sub Total	\$271,196.09
-Savings Account	<u>\$ 1,063.31</u>
Total Monies in First State Bank	\$272,259.40
Grand Total of all Monies	\$451,329.63

Balances as of 11:30am on Tuesday February 18, 2014.

FBC Board has initiated correspondence with Suzanne O. Smith regarding actions that occurred during her time as Manager. No more information or details can be published at this time.

The acting board will be conducting random, impromptu audits on the files when they are on the property. This is another level of protection we feel necessary moving forward.

Florida Bay Club Condominium Association, Inc.

P.O. Box 372520, 103500 Overseas Highway
Key Largo, FL 33037
Phone 305-451-0101 ext. 204, Fax 305-451-0443
flabayclub@gmail.com
Website. flabayclub.com

Minutes Board of Directors Meeting from Tuesday 18th February 2014

Matthew Peabody certified a Quorum of Directors. Present in the association office were President Peabody, Treasurer Kuuffman and Director West, present by conference call was Vice President Irvin, Director Benvegna.
Bernadette Pinto was in the association office hosting the meeting.

President Peabody call the meeting to order at 7.07pm.

The Minutes from December 17th were submitted and the reading waived, motioned by Director Benvegna and seconded by Director West. Motion passed.

Treasurer Linda Kauffman delivered the Treasurers Report. Motion to accept report came from Director West and seconded Director Benvegna. Motion passed.

Bernadette Pinto delivered the Managers Report.

President asked how many had been fined for not following check out.
he was told two.

Also asked how many units where in foreclosures, he was told ten.

Motion to accept the Managers Report, Treasurer Kauffman seconded by Director West. Motion passed.

Swimming Pool Discussion.

Bringing forward refurbishing pool over the master bathrooms and furniture was decided as the pool base is crumbling. We need two more quotes. Impressed with first quote.
Motion to table until further meeting. Treasurer Kauffman seconded by Director West. Motion carried.

Health Insurance.

Employee Healthcare plans were discussed. Visa credit cards were discussed to use in paying for Heath-care. Plans were discussed. More info has been requested, looking towards Silver plans for Tino also. Tabled until Emergency meeting called for Tuesday 25th
Motioned by Director Benvegna seconded Treasurer Kauffman.

Annual Meeting

The date was set for 1pm, 18th May at the Lions Club, Key Largo.
Motioned by Director West seconded Director Benvegna. Motion carried.

Suzanne Discussion.

It was discussed that as there were owners present to keep it limited. It was said that an audit had been done of company credit cards and some receipts were missing about \$5000, a letter

was sent to Suzanne she did reply with explanations. After some research by the board still missing was around \$1800 so another letter with receipts was going to be sent to Suzanne. It was decided that it was not necessary to go to the police at the moment, but if needed the police would be involved. Also noted that we had received a check for \$400 from Suzanne which had not yet been deposited. Backs were not going to be turned on the matter.
Motion to send revised letter Treasurer Kauffman seconded Director West. Motion carried.

Open Forum

Owners Present were Mr. and Mrs. Paine, Carlton Williams, Mr. and Mrs. Prudy, Mr. and Mrs. Turner, Mr. Kauffman, David Lautenslager and James Farmer, also present was Assistant Manager Debbie Sesko.

Questions asked David Lautenslager asked about unit prices. He was told it was old and new prices.

Health insurance how would it be paid, monthly for Bernadette and her husband, he thought also Milo had insurance, he was told it was Tino who had insurance, as Milo had said he didn't need it.

They were told Tino had, had it for a long time.

It was discussed that no one really understood insurance.

Mr. Prudy asked about Milo and his insurance and to get it in writing that he didn't want it.

David asked if he could be emailed about the board meetings.

Website emails were discussed by several members.

Mr. Paine asked about the money paid to the website, he was told it was sent in error and a refund was being issued.

They asked about the increase Bernadette received at Christmas and were told that \$3000 was held back for six months.

Motion to adjourn.

Director Benvegna seconded Director West. Motion carried.