

**FLORIDA BAY CLUB CONDOMINIUM ASSOCIATION, INC.
SPECIAL OWNER'S TELEPHONIC MEETING MINUTES**

December 27, 2016

I. CALLING OF THE ROLL AND CERTIFYING OF QUORUM

A duly noticed telephonic Special Meeting of the Owners was called to order by President Phil Truran at 6:03 p.m. with the following persons in attendance:

Board of Directors:

Phillip Truran, President	James Farmer, Secretary
Edward Daniel, Treasurer	Michael Heise, Director
John Lexa, Director	Wanda Robbins, Director

Absent: Michael Gandham, Vice President

Vacation Resorts International and Resort Management:

Richard M. Schwartz, Vice President of Resort Operations/VRI
Shelby Valles, General Manager/VRI

Association Members Present in Office:

Mary Blackburn
Richard Walser
Joann Hardin (PLC Investments)
Janet O'Connor
Frank Chapp
Rodney Guise

Association Members Present Telephonically:

Rebecca Bolesta
Mark Chatlos
Susan Chatlos

I. CALLING OF THE ROLL AND CERTIFYING OF QUORUM

- A. Posted - Phil Truran confirmed that the notice of the meeting was posted at the resort in an approved location in accordance with the condominium documents and Florida Statute.
- B. Quorum - To achieve quorum, voting members representing one third of the total voting members (307) must be represented in person or by proxy. A total of 403 voting member votes was received.

II. PROOF OF NOTICE OF MEETING

Management confirmed that the meeting notice was mailed to all owners at the address on record with the Association and was posted at the Board approved location in accordance with the condominium documents and Florida Statute. An Affidavit of Mailing is on file in the Association's minute book.

III. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

MOTION: Jim Farmer moved to approve the Owner Meeting Minutes of May 22, 2016 and October 27, 2016 as presented.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IV. NEW BUSINESS

A. Vote to opt out of fire sprinkler retrofitting requirements under the provisions of Chapter 633 Florida Statutes or any other code, statute, ordinance, administrative rule, regulation or any interpretation of the foregoing

A general discussion ensued as follows:

- Ed Daniel-agrees with proposal to opt out. If fire sprinkler installation is later determined to be implemented, it can be done at the Association’s pace and in a proper manner.
- Wanda Robbins-agreed with Ed Daniel.
- Jim Farmer-agreed with Ed Daniel.
- Janet O’Conner-concerned that not having fire sprinklers may jeopardize insurance coverage. Phil Truran explained that it has no impact on the current coverage and would only reduce premiums slightly if installed.
- Rebecca Bolesta-wanted to know if the owners can legally opt out. Richard Schwartz explained that the statute specifically allowed for the opt out by December 31, 2016.
- Mark Chatlos-recommended contacting the local Fire Marshall for a determination.
- John Lexa-discussed fire safety issues.

A majority vote of all voting interests (460) is needed opt out of the fire sprinkler retrofitting requirements. Total votes received as of the date of this meeting are as follows:

Total YES (Opt Out) Votes	403
Total NO (INSTALL SPRINKLERS) Votes	0

V. ADJOURNMENT

MOTION: Jim Farmer moved to adjourn the meeting at 6:30 p.m. and reconvene the meeting on Thursday, December 29, 2016 at 6:00 p.m. to allow for additional proxies to arrive prior to the December 31, 2016 state mandated deadline.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

James Farmer, Secretary

RMS/jmf
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