

FLORIDA BAY CLUB CONDOMINIUM ASSOCIATION, INC.  
RECONVENED SPECIAL OWNER’S TELEPHONIC MEETING MINUTES  
December 29, 2016

**I. CALLING OF THE ROLL AND CERTIFYING OF QUORUM**

A duly noticed telephonic Reconvened Special Meeting of the Owners was called to order by President Phil Truran at 6:01 p.m. with the following persons in attendance:

Board of Directors:

- Phillip Truran, President
- James Farmer, Secretary
- Edward Daniel, Treasurer
- Michael Heise, Director

Absent:

- Michael Gandham, Vice President
- John Lexa, Director
- Wanda Robbins, Director

Vacation Resorts International and Resort Management:

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

**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 481 voting member votes was received.

**II. 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 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:

<b>Total YES (Opt Out) Votes</b>	<b>481</b>
<b>Total NO (INSTALL SPRINKLERS) Votes</b>	<b>5</b>

**MOTION:** Based on the majority votes received, Phil Truran moved to approve the opt out 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.

**SECOND:** Motion was seconded by Mike Heise.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

B. Certificate Signing Approval

**MOTION:** Phil Truran moved to approve Board member John Lexa to sign the Opt-Out Voting Certificate for recording on behalf of the Association.

**SECOND:** Motion was seconded by Mike Heise.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

**III. ADJOURNMENT**

**MOTION:** Jim Farmer moved to adjourn the meeting at 6:13 p.m.

**SECOND:** Motion was seconded by Mike Heise.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

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James Farmer, Secretary

RMS/jmf

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