

**FLORIDA BAY CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, January 30, 2018

I. CALL TO ORDER/ ROLL CALL

A duly noticed meeting of the Board of Directors was called to order by Phillip Truran at 6:07 p.m. at the Florida Bay Club Office. The following persons were in attendance:

Board of Directors:

Phillip Truran, via teleconference
James Farmer, via teleconference
Edward Daniel, via teleconference
Michael Heise, via teleconference
Wanda Robbins, via teleconference

Absent: John Lexa and Michael Gandham

Vacation Resorts International and Resort Management:

Richard Schwartz, Vice President of Resort Operations/VRI, via teleconference
Shawn Timpe-Samland, Director of Resort Operations/VRI, via teleconference
Shelby Valles, Resort General Manager

Owners:

Paul and Barb Beere	Bob and Millie Gorman
Linda Mihalek	Toni and Dave Richards
Lynn Van DeWater	Peggy Blanton
Becky Bolesta, via teleconference	

II. NOTICE CERTIFICATION/QUORUM VERIFICATION

- A. Posted - Shelby Valles 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 - A quorum was established with five of seven Board members in attendance.

III. APPROVAL OF AGENDA

MOTION: Edward Daniel moved to approve the agenda as presented.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES (12/19/17)

MOTION: Wanda Robbins moved to approve the Regular Meeting Minutes of December 19, 2017 as written.

SECOND: Motion was seconded by Edward Daniel.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

Phillip Truran provided an update on the mediation meeting which he attended relating to the Lopez lawsuits. There was a monetary settlement to the Association lawsuit as plaintiff but the Lopez lawsuit, where the Association is the defendant, being handled by the Association insurance company, will continue.

V. TREASURER'S REPORT

Edward Daniel reviewed the year end December 2017 financial report, copies of which were provided to each attendee. Edward stated that for the first time in years, the Association ended the year with a \$50,000 surplus, which included \$7,000 in unbudgeted hurricane related expenses. This result allowed for a 2018 budget without raising maintenance fees. Phil included that, for the first time in years, the Association was able to complete the year using only 2017 funds without having to dip into the following years funds to finish the year.

VI. MANAGEMENT REPORTS

A. Rental Report

Shawn Timpe-Samland reviewed the Rental Report as of December 2017, copies of which were provided to each attendee. Shawn stated that in the month of December, there were four owner weeks not rented and zero Association weeks. Shawn also stated that two owner weeks and four Association weeks have already been rented for 2018. Shelby Valles stated that the property is at full capacity for the next couple of months by owners with multiple weeks.

B. Delinquency Report

Shawn Timpe-Samland reviewed the Delinquency Report as of December 2017, copies of which were provided to each attendee. The delinquency rate at year end is 5.8 percent, which includes 32 Association owned weeks and 21 delinquent owner weeks.

C. RCI Report

Shawn Timpe-Samland reviewed the RCI Report as of December 2017, copies of which were provided to each attendee. Shawn stated that scores are down a little due to the one negative comment from November. Only four comment cards were received in December with one comment card praising the property and staff. The property is still maintaining Silver Crown status and the score will probably remain the same due to owners occupying the resort rather than RCI guests.

D. Sales Report

Richard Schwartz reviewed the Sales Report as of December 2017, copies of which were provided to each attendee. Richard stated that his office is working hard to promote the property and is confident that sales will be stronger in 2018.

VII. GENERAL MANAGER'S REPORT

Shelby Valles reviewed her report, copies of which were provided to each attendee. The following matters were addressed:

- Building A was treated for termites in December. With both Building A and B completed, there have been no reported issues with pests.
- While the building was being treated, the tile floors and carpeting on the stairs were professionally cleaned.
- The fence repair is going well with the back-lot fence completed.
- A local vendor was questioned about supplying kayaks for owners and guests. The kayaks will be picked up and delivered for owners at a cost of \$140 per week. Tino and Milo have cleared an area next to Building C where the kayaks can be stored and launched. The kayak rack will be constructed when the fencing is completed.

VIII. UNFINISHED BUSINESS

A. B5 Kitchen and Bath

Phillip Truran discussed the remodeling of the kitchen and two bathrooms in unit B5. He has secured a quote for \$65,000 to completely remodel the three areas. He also stated that for another \$10,000, the contractor would also repair and paint walls and replace carpeting throughout. Wanda Robbins and James Farmer stated they thought the price was too high. Edward Daniel added that if the unit was going to be remodeled, he would like to see the doors replaced so they match. After further discussion, the Board requested that Phillip obtain two more quotes.

MOTION: Phillip Truran moved to table the B5 Kitchen and Bath discussion until two more quotes are obtained.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

B. Complex Painting

After a brief discussion, it was decided to obtain a third quote prior to making a decision on painting the buildings. Phillip Truran stated that he would obtain the third quote.

C. Rental Inventory for 2018-2020

After the December 19, 2017 meeting, Richard Schwartz sent the Board more information regarding a request from VRI for inventory for 2018 through 2020. Richard explained that currently the Association has 53 Association and delinquent owner weeks that could be allotted for rentals. After some discussion, the Board agreed to provide VRI with 52 weeks of inventory annually for 2018 and 2019, but not for 2020 since that year has not yet been reserved by owners.

MOTION: Phillip Truran moved to approve granting VRI the 52 weeks annually for 2018 and 2019 as outlined on the spreadsheet provided.

SECOND: Motion was seconded by Edward Daniel.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IX. NEW BUSINESS

A. 2018 Foreclosures

Phillip Truran discussed when to send delinquent owners to foreclosure.

MOTION: Phillip Truran moved to send the owners who are delinquent for more than the current year fees to foreclosure contingent on final Board approval. As of this date, there are 21 accounts meeting the criteria.

SECOND: Motion was seconded by Edward Daniel.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

B. Foreclosure Legal Expenses

Phillip Truran discussed the owner responsibility to pay the legal expenses of foreclosure if they want to pay in full or deed back during the foreclosure process.

MOTION: Phillip Truran moved to require any owner who chooses to settle their account or deed back their week after it has been sent to foreclosure, to pay the legal fees incurred to date by the Association.

SECOND: Motion was seconded by Michael Heise.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

X. CONFIRMATION/SCHEDULING OF NEXT MEETING DATE/TIME:

MOTION: Phillip Truran moved to schedule the next Board meeting for Tuesday, February 27, 2018 at 6:00 p.m.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

XI. ADJOURNMENT

MOTION: Phillip Truran moved to adjourn the meeting at 8:00 p.m.

SECOND: Motion was seconded by Michael Heise.

DISCUSSION: None.

VOTE: Motion was approved unanimously.

James Farmer, Secretary

STS/jmf

fbc: 013018min