

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

Tuesday August 27, 2019

**I. CALL TO ORDER/ ROLL CALL**

A duly noticed meeting of the Board of Directors was called to order by Phillip Truran at 6:15 p.m. at the Florida Bay Club Office. The following persons were in attendance:

Board of Directors:

Phillip Truran, via telephone  
Robert West, via telephone  
James Farmer, via telephone  
Michael Heise, via telephone  
Wanda Robbins, via telephone

Absent:

Michael Gandham  
Edward Daniel

VRI Americas (VRI) and Resort Management:

Paul Carney, Sr. Vice President of Resort Operations/VRI, via telephone  
Shawn Timpe-Samland, Director of Resort Operations/VRI, via telephone  
Shelby Valles, Resort General Manager, via telephone

Owners:

Becky Valesta  
Bob Hunter  
Don VanDiHei  
John Lexa

**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:** Robert West moved to approve the agenda as presented.

**SECOND:** Motion was seconded by Phillip Truran.

**DISCUSSION:** None.

**VOTE:** Motion was approved unanimously.

**IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES (07/30/19)**

**MOTION:** Wanda Robbins moved to approve the July 30, 2019 Regular Meeting Minutes as written.

**SECOND:** Motion was seconded by Robert West.

**DISCUSSION:** None.

**VOTE:** Motion was approved unanimously.

**V. TREASURER'S REPORT**

Shawn Timpe-Samland reviewed the month ending July 31, 2019 Financial Report, copies of which were provided to each attendee. Included in the review were the Cash Balances Report, Accounts Receivable Summary, Balance Sheet, Comparative Income Statement, and Cash Flow Analysis. Shawn reviewed the Condensed Financial Report stating that operating expenses were high in the month of July but should stabilize for the rest of the year. Shawn informed the Board that the Association is still on track to see a surplus at the end of the year.

**VI. MANAGEMENT REPORTS**

**A. Rental – Source of Business Report**

Shawn Timpe-Samland reviewed the Rental Report as of July 31, 2019, copies of which were provided to each attendee. Shawn reviewed the report stating that the property was 88% occupied in the month of July with a total of 77 owner intervals, one maintenance and one Interval International interval for a total of 79 for the month.

**B. Delinquency Report**

Shawn Timpe-Samland reviewed the Delinquency Report as of July 31, 2019, copies of which were provided to each attendee. Shawn stated that so far this year \$718,958 of \$765,260 has been collected and that \$46,302 remains. Shawn also stated that currently there are 12 delinquent owners with one owner owing ten of those weeks which will be paid in September when the owner arrives. Shelby stated she was contacted by a family member of one of the delinquent intervals and they stated the owner has passed. The family will contact the resort once a decision is made regarding the interval.

**C. RCI Report**

Shawn Timpe-Samland reviewed the RCI Report as of July 31, 2019, copies of which were provided to each attendee. Shawn stated that there were no RCI comment cards were received in the month of July.

**D. Sales Report**

Shawn Timpe-Samland reviewed the Sales Report as of July 31, 2019, copies of which were provided to each attendee. Shawn stated that there were no sales in the month of July. He reviewed an email received by Net Realty explaining that the pending special assessments has affected sales and once the Board has made a decision on the special assessment, Net Realty will promote the improvements and it will be easier to sell to perspective buyers.

**VII. GENERAL MANAGER’S REPORT**

Shelby Valles reviewed the following:

- Maintenance staff laid patio bricks in front of the ice locker.
- Maintenance staff painted the walkway in front of the office and the patio in front of the gym.
- The fridge, stove, and microwave was removed from unit A10 to get ready for renovations.
- The garages of units A5, A6, and A8 have been cleaned out.
- The walkway at the south end of building A . has been leveled.
- Milo will be taking his three week vacation starting August 29, 2019. Tino will be working overtime until Milo returns.
- DPS Construction will start the demolition on unit A10 this week.
- Appliances for A10 will arrive Friday, September 30.
- It has been a very busy and hot summer, but there are no issues or complaints.

**VIII. UNFINISHED BUSINESS**

A. Renovation Updates

Shawn Timpe-Samland reviewed the renovation update report with the Board. Shawn stated the Board will be updated weekly on the progress of all projects.

**IX. NEW BUSINESS**

No Discussion.

**X. CONFIRMATION/SCHEDULING OF NEXT MEETING DATES/TIME 2019**

The future meeting dates are as follows:

Regular Board Meeting - Tuesday, September 24, 2019 at 6:00 p.m.  
Annual Owners Meeting - Sunday, October 13, 2019 at 1:00 p.m.

**XI. ADJOURNMENT**

**MOTION:** Robert West moved to adjourn the meeting at 6:45 p.m.

**SECOND:** Motion was seconded by Wanda Robbins.

**DISCUSSION:** None.

**VOTE:** Motion was approved unanimously.

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James Farmer, Secretary

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