

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

Sunday, October 13, 2019

I. CALL TO ORDER/ ROLL CALL

A duly noticed meeting of the Board of Directors was called to order by Phillip Truran at 2:25 p.m. at the Holiday Inn, Key Largo, FL. The following persons were in attendance:

Board of Directors:

Phillip Truran
James Farmer
Robert West
Michael Heise

Absent:

Michael Gandham
Wanda Robbins
John Lexa

VRI Americas (VRI) and Resort Management:

Shawn Timpe-Samland, Director of Resort Operations/VRI
Shelby Valles, Resort General Manager

II. NOTICE CERTIFICATION/QUORUM VERIFICATION

A. Posted

Shawn Timpe-Samland 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 four of seven Board members in attendance.

III. APPROVAL OF AGENDA

MOTION: Phillip Truran moved to approve the agenda as presented.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IV. ELECTION OF OFFICERS

MOTION: James Farmer moved to appoint Phillip Truran as President.

SECOND: Motion was seconded by Michael Heise.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

MOTION: Phillip Truran moved to appoint Robert West as Vice President.

SECOND: Motion was seconded by Michael Heise.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

MOTION: Phillip Truran moved to appoint Michael Heise as Treasurer.

SECOND: Motion was seconded by Robert West.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

MOTION: Robert West moved to appoint James Farmer as Secretary.

SECOND: Motion was seconded by Phillip Truran.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

V. APPROVAL OF PREVIOUS MEETING MINUTES

No minutes to approve.

VI. UNFINISHED BUSINESS

There was no Unfinished Business.

VII. NEW BUSINESS

A. Reserve Line Item Reallocation

Shawn Timpe-Samland explained the process of reallocating funds in the Reserve account. Shawn stated by authorizing management to reallocate funds between accounts in the Reserve fund, as allowed by Florida statutes, no accounts would show a deficit at the end of the year.

MOTION: Robert West moved to authorize the reallocation of funds between reserve categories if any line item deficits exist at year end, as allowed by Florida statutes, such reallocation amounts and line items to be determined by management.

SECOND: Motion was seconded by Michael Heise. **DISCUSSION:** None.

VOTE: The motion was approved unanimously.

VIII. CONFIRMATION/SCHEDULING OF NEXT MEETING DATES/TIME 2019

MOTION: Phillip Truran moved to schedule the next Board meeting for Tuesday, November 26, 2019 at 6:00 p.m.

SECOND: Motion was seconded by Robert West.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IX. ADJOURNMENT

MOTION: Robert West moved to adjourn the meeting at 2:35 p.m.

SECOND: Motion was seconded by Michael Heise.

DISCUSSION: None.

VOTE: Motion was approved unanimously.

James Farmer, Secretary

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