

Florida Bay Club Condominium Association, Inc.

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Minutes of Board Of Directors Meeting April 4, 2012

Secretary Suzanne Smith certified that a quorum of Directors was present.

President Richard Turner called the meeting to order at 7:07 PM. Present by telephone were President Richard Turner, Vice President Jack Irvin, Directors James Farmer, and Lourdes Griffin. Present in the Association Office were Director Matthew Peabody, Manager Suzanne Smith, and Owner Ingvi Jonnson.

A motion to waive the reading of the **Minutes of the March 1, 2012** meeting and accept as written was made by Director Peabody and seconded by Director Griffin. All voted in favor and the motion passed.

Treasurer's Report – Due to the absence of Treasurer Pieper, an update of the status of monies held in the Association accounts was reported by Director Peabody.

Manager's Report – Manager Suzanne Smith gave the Manager's Report. After some discussion, President Turner requested that the Manager submit an estimated cost to provide for the needs of the units in the way of furniture/art at the April 19, 2012 BOD meeting. *

5 year Committee Report - No reporgivent. Director Peabody stated the 5 year plan was adequately covered by the Reserve Study and after some discussion President Turner made a motion the 5 year committee be replaced by the Reserve Study and the Board of Directors. After discussion, Director Peabody made motion to table the vote until the next meeting. .All voted in favor. Motion passed.

Old Business:

Security – Director Irvin reported the findings and recommendation of the Security Committee. Director Farmer made a motion to accept the bid of Ronnie's Fencing and Fence Repair with Rick Bilbro to purchase, install and warranty the motors. The motion was seconded by Director Peabody. All voted in favor and the motion passed.

By-Laws – Director Farmer and Manager Smith, reported the drafting of the revisions has not been received back from the Attorney David Rogel of Becker and Poliakoff. It was agreed the Manager would encourage Mr. Rogel to complete the revisions by the April 19, 2012 meeting. Director Farmer made a motion to table until that meeting. The motion was seconded by Director Irving and there being no opposition, the motion passed.

Proxy Cards – Director Farmer reported on the progress on the creation of Proxy Cards. There was discussion regarding color and whether there should be one card for each unit week or one card with all Owner unit weeks on one card. Director Farmer made a motion that a separate card be created for each individual week. The motion was seconded by Director Irving and with no opposition, the motion passed.

New Business:

1. President Richard Turner read a statement to the Board of Directors regarding **Board members authorization and responsibilities**. Copy attached.

After a lengthy discussion regarding Board member authorization and Association money spent by Director/Treasurer Pieper, Director Jack Irvin made a motion to make Director Pieper responsible for purchases made for improvements he made without Board approval. Director Griffin seconded the motion. Directors Irvin, Griffin, Peabody, and President Turner voted in favor. Director Farmer voted, no. Motion passed. Director Peabody suggested a “voice of reason” speak with Director Pieper regarding this issue and the Board’s decision.

2. **Established Committees:** After determining what committees are still established, Director Peabody made a motion to terminate Proxy Card committee. Director Irvin seconded the motion. There being no opposition, the motion passed. *

3. **Comp Time:** President Turner discussed need for Comp Time and the need to continue to produce a monthly report. Manager Smith stated she had no problem keeping track of hours over 40 hours for she and Assistant Manager Bernadette Pinto and any Board member could certainly have a printed report at any time if desired. Director Farmer made a motion that Management not be required to forward a monthly report. The motion was seconded by Director Irvin. There was no opposition and the motion passed.

4. **Mandated goals:** President Turner led a discussion regarding Mandated goals for both Management positions, Manager and Asst. Manager. Director Peabody made a motion this decision be tabled until the next meeting. The motion was seconded by Director Farmer. The motion passed.

5. Budget Process: President Turner led a discussion regarding the budgeting process. Director Farmer made a motion that the Manager submits a preliminary budget to the Board of Directors no later than June 15th. Director Peabody seconded the motion and there being no opposition, the motion passed.

6. Credit Card President Turner led a discussion regarding The Florida Bay Club credit card being obtained by Director Pieper. There were opinions stated that this was not proper business organization. Director Peabody made a motion giving Manager Smith direction to obtain a credit card in the name of The Florida Bay Club from our primary bank, First State Bank. Director Irvin seconded the motion and there being no opposition, the motion passed

New Business: Director Peabody informed the Board that a substantial amount of the Repairs and Maintenance budget had been spent on replacement toilets for all 18 units. Due the fact that this is an item in the Reserve Study, Director Peabody made a motion that the monies spent on these toilets be deducted from Reserves and placed back into the Repairs and Maintenance budget. Director Irvin seconded the motion. All voted in favor and the motion passed.

It was suggested by the Board that the Manager determine if Bulk Mail prices would be any cheaper and work for our mailings.

Owner's Forum: Owner Ingvi Jonnson spoke and complimented the staff and the Board on the job that was being done.

There being no further business to come before the Board, Director Peabody moved to adjourn which motion was seconded by Director Irvin. All voted in favor. Motion passes and adjournment took place at 8:45 PM.

Respectfully submitted,

Suzanne Smith, Secretary