

Florida Bay Club Condominium Association, Inc.

P.O. Box 372520, 103500 Overseas Highway

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Minutes of Board of Directors Meeting November 20, 2012

Secretary Suzanne Smith certified a quorum of Directors were present. Present by telephone were President Matthew Peabody, Vice President Jack Irvin, Treasurer Linda Kauffman, Directors Richard Turner, Michael Gandham. Directors Lourdes Griffin and Robert West were absent.

President Matthew Peabody called the meeting to order at 7:10 P.M.

Director Irvin moved to waive the reading of the Minutes of the August 27, 2012 Board of Directors Meeting and approve them as submitted. The motion was seconded by Director Turner. All voted in favor. The motion passes.

Treasurer Linda Kauffman delivered the Treasurer's Report. She reported on all bank account balances, foreclosures, and number of owner's paid for 2013.

Manager/Secretary Smith delivered the Manager's Report. She reported on improvements made, owner/guest comments, furniture delivery, foreclosures, collection policy, Sunday opening, and 2013 audit schedule.

Director Irvin delivered the Security Committee's Report. Motion detector lights, coded gates and dock signage are in place and reports of unauthorized persons have ceased. Cameras are being considered and we are shopping for the best prices.

New Business:

Item 1. There was discussion regarding the possibilities for the area where the mini-golf course had been. Director Irvin moved we table any further

action on this area until we have measurements and costs. The motion was seconded by Director Turner. All voted in favor. The motion passes.

Item 2. After discussion regarding The Florida Bay Clubs No Pet Rule, Director Turner moved a document be included with the December mailing explaining to each owner, the No Pet Policy is being upheld and there would be a \$150 fine for each incident. Each incident would be per day or until the animal and/or all occupants vacated the unit. The motion was seconded by Director Kauffman. All voted in favor. The motion passes.

Item 3. After discussion by the Board of Directors, Director Kauffman made a motion Owner Rentals be brought into the Association Office, with a \$200 flat fee charged the owner. The Association Office Staff will facilitate the rental by listing on the website and putting the Owner in touch with the person desiring to rent the unit. Addendum to the motion to include the current Agent would be reimbursed for the Business license she paid. The motion was seconded by Director Irvin. All voted in favor. The motion passes.

Item 4. After discussion by the Board of Directors regarding future projects, Director Irvin made a motion the Association retain Dock Masters to perform a survey of the stability and life of the Dock at a cost of \$600. The motion was seconded by Director Kauffman. All voted in favor. The motion passes.

Item 5. After discussion by the Board of Directors regarding Attorney of Record, Director Turner moved in May the Association switch from Russell Cullen to Becker and Poliakoff as Attorney of Record. The motion was seconded by Director Irvin. All voted in favor. The motion passes.

Item 6. After discussion by the Board of Directors regarding Michael Geisler being retained as Association Auditor, it was decided this would be tabled until the next meeting, December 18th.

Director Kauffman made a motion to adjourn. The motion was seconded by Director Irvin. The meeting adjourned at 8:25 P.M.