

Florida Club Condominium Association, Inc.
P.O. Box 372520, 103500 Overseas Highway
Key Largo, Florida 33037
Phone 305-451-0101, Fax 305-451-0443

Minutes of the Board of Directors Meeting March 19, 2013

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, and Robert West. Absent was Director Lourdes Griffin.

President Matthew Peabody called the meeting to order at 7:00 P.M.

Director Turner moved to waive the reading of the Minutes of the December 18, 2012 meeting and approve them as submitted. The motion was seconded by Director Irvin. All voted in favor. The motion passes.

Treasurer Linda Kauffman delivered the Treasurer's Report. She reported on the bank account balances in First State Bank and Centennial Bank and gave the BOD notice the 2013 Reserves had been fully funded with 2013 money for the first time.

Director Turner moved to approve the Treasurer's Report. The motion was seconded by Director West. All voted in favor. The motion passes.

Director Kauffman moved to waive the reading of the Manager's Report and accept it as submitted. The motion was seconded by Director Turner. All voted in favor. The motion passes.

Director Irvin delivered the Security Report. The Security Committee is still looking at options for recording cameras. We are only experiencing one issue of trespassing and that is a continuing issue. To prevent trespassing, each owner,

renter, or RCI Member in residence will be required to list each guest that will be on FBC property that week. There are yellow "FBC Visitor Pass" bracelets required for each guest for a \$10.00 deposit. The bracelets will be issued by the office staff at check in or anytime during the week. The entire \$10.00 deposit for each bracelet will be returned at check out. This is to allow easy determination that the person is an authorized guest.

Director West moved the Security Report be accepted as delivered. Director Kauffman seconded the motion. All voted in favor. The motion passes.

New Business:

Approval of Annual Meeting Agenda – Director Irvin moved to approve the Agenda as prepared by Attorneys Becker and Poliakoff. Director West seconded the motion. All voted in favor. The motion passes.

Security/Enforcement of Declaration – After discussion regarding the ongoing issue of enforcement of Declaration of Condominium, Section 20, part A., Director Turner moved President Peabody meet with Jesus and Regina Lopez and will be supported by the Board of Directors in whatever action he feels appropriate. Director Irvin seconded the motion. All voted in favor. The motion passes.

Nominate Champion for Garage Door Project – President Peabody nominated Director West to Champion the Garage Door Project. Director Gandham moved Director West head the Garage Door Project. Director Kauffman seconded the motion. All voted in favor. Motion passes.

Set next meeting date – Director Kauffman moved to table the setting on the next meeting date. The motion was seconded by Director West. All voted in favor. Motion passes.

Director West moved the meeting be adjourned. The motion was seconded by Director Kauffman seconded the motion. All voted in favor. The motion passes. The meeting adjourned at 8:00 P.M.

Respectfully Submitted:

Suzanne Smith, Secretary of the Board of Directors