

Florida Bay Club Condominium Association, Inc.  
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Phone: 305-451-0101, Fax 305-451-0443

Minutes of the Beginning of the Board of Directors Meeting June 25, 2013

Matt certified a quorum of Directors were present. Present by conference call were President Matthew Peabody, Vice President Jack Irvin, Treasurer Linda Kauffman, Directors Jim Benvegna, Michael Gandham, Phillip Truran, and Robert West. Present in the office of FBC was Bernadette Pinto.

President Peabody called the meeting to order at 7:12pm.

President Peabody asked for a volunteer from the BOD to be the temporary secretary for the beginning of the board meeting. Director Kauffman volunteered.

The reading of the minutes from the June 4<sup>th</sup> BOD meeting was waived and will be read at the next board of directors meeting.

Treasurer Kauffman delivered the Treasurer's Report.

President Peabody reported to the board that he has talked to Bernadette Pinto about the Manager's position and reported Bernadette has accepted the revised offer [\$45,000/year for the first 6-months probationary period, with a \$3,000 increase to \$48,000/year if Bernadette stays in the position of manager]. Director West made a motion to hire Bernadette as the new manager of Florida Bay Club. The motion was seconded by Director Irvin. Motion passed unanimously.

Director Irvin made a motion to draft a Manager's Contract for Bernadette. The motion was seconded by Robert West. Motion carried unanimously. President Peabody will contact our attorney and request the attorney draft a Manager's contract. This draft will be forwarded to the board of directors.

President Peabody nominated Bernadette Pinto be our new secretary, seconded by Director West. Motion passed unanimously.

At this time, the minute taking was passed over to Manager Bernadette.

Director Linda Kauffman  
Recording Secretary for this portion of the BOD Meeting

## Garage Door Discussion

Director Irvin stated that he had looked at most of the Garage Doors during his stay at FBC, and most don't work. It was decided to get quotes and someone who is licensed to repair/replace. Director West has checked into required codes and cost to repair or replace. Motion was to get three quotes on replacement of Garage Doors. Director Benvegna made the motion, seconded by Director Kauffman. Motion passed unanimously.

Owners and number of day guests they can have was set aside so everyone could get a copy of President Peabody's proposal.

President Peabody motioned future meeting date set for Monday 22<sup>nd</sup> July 7.00pm to approve new budget. Director West seconded motion.

End of new business. Meeting ended at approximately 8.15pm. Motion to end meeting made by Director West, Director Irvin seconded no-one apposed motion carried unanimously.