

Florida Bay Club Condominium Association, Inc.

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Minutes Board of Directors Meeting July 22nd

Matthew Peabody certified a Quorum of Directors. Present by conference call were President Matthew Peabody, Vice President Jack Irvin, Treasurer Linda Kauffman, Directors Phillip Truran, Robert West and Michael Ghadham. Bernadette Pinto was present in FBC office hosting meeting.

President Peabody called the meeting to order at 7: 14pm.

The reading of the minutes from the June 4th meeting was put off until found.

The minutes from June 25th meeting were submitted and waived the reading, motioned by Director West and seconded by Director Irvin. All voted in favor. Motion passed.

Treasurer Linda Kauffman delivered the Treasurer's Report. She reported the account balances in First State Bank and Centennial Bank, President Peabody asked about the Escrow Money, Treasurer Kauffman was going to look into it.

President Peabody asked Bernadette Pinto to read the Managers Report. Bernadette Pinto read the Managers report there was a short discussion on the laundry situation; it is going to be monitored over the next few weeks.

New Business.

Docks.

President Peabody took the lead in this with a power point presentation. We are also in touch with our lawyer on the matter. A discussion was held as it was thought Tom Domiano may join in the conference call. Each board member was against giving him anymore money. As we own the permits it was talked about going to another contractor to finish the docks. It was decided to give Tom Domiano the opportunity to put it right. President Peabody motioned to table it until next meeting Treasurer Kauffman seconded it. Motion carried.

Approval of the Budget

It was asked to keep housekeeping cost to be separate. Bernadette will change budget to reflect separate housekeeping pay.

Treasurer Kauffman asked about Insurance and Contingency.

Tom Domiano from Dockmaster joined the meeting at 7.40Pm, he was asked to explain his position and explain the amount of money he had received, which he continued to do so. He explained why he had charged more and that he had the Managers approval for the upgrades, he also said it was not his fault that Suzanne had not run these changes by the board. He said we only needed a County Permit for what we were doing. President Peabody explained that he had spoken to the Army Core Engineer and thy told him that anyone doing this work would know that they needed the other permit from them to do the work that was needed. Tom said the county gave him a permit to replace the hardware. President Peabody said that it stated on the Permit that other permits may be needed and that it was up to the contractor to get these, Tom said that, that was a standard print on every permit given by the County. The discussion continues about the permits and the height of the docks. Tom said the Dock was built at 3 foot the compromise is by the County was to change the Dock to 4 foot. President Peabody asked Tom if he was prepared to come in and finish the Dock. President Peabody said I can understand some surprises but when we pay you \$600 to survey the Docks, discussion continued on the permits and survey. Tom said that Suzanne agreed with what he had put forward. He also said that our plans were pushed forward to make it happen. Brake down of costs was discussed. President Peabody asked him to explain the extra costs. Tom was told the Board didn't want any of the upgrades and that the Board wanted the Docks done for the original quote submitted by Dockmasters also to the code from Army Core of Engineers. President Peabody told Tom to think about it. Tom thought it was unfair and unreasonable. Change orders were discussed. Tom left the meeting at 8.40pm saying he would contact Bernadette Pinto with his decision within the week. But also hoped that the Board would consider what he had said. Short discussion after Tom left. Decision would be made later in the week when Tom contacted us.

Back to the Budget.

Approval was put of until the next Board meeting. Motioned by President Peabody accepted by Director West, seconded by Treasurer Kauffman. No one opposed, motion passed.

Motion to accept Treasurers report by Director Irvin seconded by Director West. No one apposed, motion passed.

Next Meeting set or 20th August 2013 7.00pm

Director West made a motion to adjourn meeting. Treasurer Kauffman seconded.
All voted in favor meeting adjourned at 8.45pm.