

**Florida Bay Club Condominium Association, Inc.**

P.O. Box 372520, 103500 Overseas Highway

Key Largo, FL 33037

Phone 305-451-0101 ext. 204, Fax 305-451-0443

[flabayclub@gmail.com](mailto:flabayclub@gmail.com)

Website. [flabayclub.com](http://flabayclub.com)

**Notice of Agenda of Board of Directors Meeting  
Tuesday May 13<sup>th</sup>, at 7pm, in Association Office**

**Certification of Quorum.**

**Call to Order – President Matthew Peabody**

**Reading and Approval of Minutes from previous Meetings**

**Reports**

- 1. Treasurers Report**
- 2. Managers Report**

**Old Business**

**New Business**

- 1. Pool Quotes**
- 2. Bed Quotes**
- 3. Kayaks**
- 4. Ajournment**

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**Managers Report May 13<sup>th</sup> 2014**

It's been a busy time since the last meeting.

Garage doors all in and all locks on units have been changed.

New ceiling lights and fans have been installed in most units.

We are awaiting the permit to reconnect the electric on the dock.

We now have a waiting list of 15 buyers for units; we are waiting for 7, still to come back from foreclosure.

The rental pool is going well and we have rentals in place for owners next year.

Pool towels have been a big hit with guests. No complaints about paying a \$10 deposit.

You all receive a copy of the RCI Report cards we should stay a silver crown again this year.

I had a busy few nights with the police and Mr. Lopez, who at the moment is now not coming onto the property, but is still taking photos from outside of the gates. I did have to come down on Easter Sunday and remove around 30 people, who were on the property but not listed as guest.

We now have full backing of the police to remove any cars, trucks or boats by towing that are not listed in the office, with the cost going to the owner of the car, truck or boat.

We upgraded Quickbooks last week to 2014, the reason for this was, we were not going to be able to process payroll after the 31st of May, with the old 2010 we were using. For every board member to have access to Quickbooks the cost will be \$5000, then a monthly fee of \$540 for the use of one of their servers.

I was in touch with Mary Love, who is my contact person for our BP claim, she tells me we should have a answer June, July time.

I have been getting help with the website from Tyler at Brooks Jefferys and I think it is now taking shape.

We are almost ready for the Annual Meeting on Sunday.

**Florida Bay Club  
May 13, 2014 Board Meeting  
Treasurers Report**

05/13/2014

**Bank Balances:**

Centennial – Reserve (Money Market)	\$202,333.36
Centennial – CD	<u>\$ 10,070.23</u>
Total Monies in Centennial Bank	\$212,403.59
First State Bank -Operating Account	\$161,192.11
-Money Market	\$ 1,799.78
-Tax Account	\$ 100.00
-Reserve Money Market Account	<u>\$ 13,159.70</u>
Sub Total	\$176,251.59
-Savings Account	<u>\$ 1,063.39</u>
Total Monies in First State Bank	\$177,314.98
Grand Total of all Monies	\$389,718.57

Balances as of 3:00pm, May 13, 2014

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## **Minutes Board of Directors Meeting Tuesday 13th May**

### **Meeting was called to order at 7.10 pm**

Present by conference call were President Peabody, Treasurer Kauffman and Director West.

Present in Association Office were Directors Irvin and Benvegna, also in the office was Bernadette Pinto hosting the meeting. Director Gandham joined the meeting at 7.31.

President Peabody asked if there was a quorum, Bernadette Pinto certified that there was.

### **Treasurer Kauffman gave the Treasurers report.**

Treasurer Kauffman couldn't give a full report as she did not have access to Centennial Bank, it was decided Bernadette get access for Treasurer Kauffman, and transfer monies over in First State Bank, to stop a \$10 charge on one of the accounts.

### **Bernadette Pinto gave the Managers Report.**

There was a short discussion on people coming on to the property and that we were now getting backing from the police in this matter.

The cost of QuickBooks was discussed because of the cost of access to QuickBooks was \$11,000 for the year for all board members it was decided that just the treasurer would have full access as that would not cost the Association anything.

### **Pool Discussion.**

Director Irvin was asked to start as he had called the references we had, he explained he had called and received great references, he also said we only have one quote that was worth looking at. Treasurer Kauffman explained she had looked into things also and had not got great replies. Director West suggested we contact Juan Hernandez for help with finding people for the pool

refurbishment. It was decided to table the pool upgrade and see if we could get some more quotes.

Motion to table Director Benvegna seconded Director West.

#### **Twin Bed Discussion.**

Twin bed quotes were given, it was decided to change the twin beds that were needed then change the rest as and when needed.

Motion to give Bernadette permission to change beds on an as needed basis.

Director West seconded Director Truran.

#### **Kayak Discussion.**

The discussion on the kayaks was that maybe we could buy some for guests to hire, but because of the cost of insurance was too high, also needing a staff member full time for kayaks. It was thought a good idea. Motion not to get kayaks. Treasurer Kauffman seconded Director West.

President Peabody put forward that we have a Round Table on the Agenda from now on for ideas to be put forward; he said we need to look into new beds for the extra sleepers in two and three bed Units.

#### **Notice to Adjourn.**

Director West seconded Director Irvin.