

**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

**Notice of Agenda for Board of Directors Meeting at 7.30 pm  
Tuesday the 7<sup>th</sup> of July in the Association Office.**

**Call to Order.**

**Certification of Quorum.**

**Reading/Approval of Minutes from previous Meetings.**

**Reports.**

- 1. Managers Report**
- 2. Treasures Report.**

**New Business.**

- 1. Wi-Fi System.**
- 2. Managers spending Limit.**
- 3. Comp Time.**
- 4. Hot Tubs.**
- 5. Suzanne moving forward.**
- 6. Owners' reservations.**
- 7. Manager walking property.**
- 8. Survey Monkey.**
- 9. Setting future meeting dates.**
- 10. DBPR reply for David Rogel.**
- 11. Bernadette's yearly review.**

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**Treasurers Report July 7<sup>th</sup> 2015**

**First State Bank Accounts.**

|                                 |                  |
|---------------------------------|------------------|
| <b>1. EZ Business Account</b>   | <b>1,938.43</b>  |
| <b>2. EZ Business Checking</b>  | <b>100.00</b>    |
| <b>3. Business Money Market</b> | <b>35,234.17</b> |
| <b>4. Business Checking</b>     | <b>10,974.68</b> |
| <b>5. Business Saving</b>       | <b>1,063.79</b>  |

**Centennial Bank Accounts.**

|                            |                   |
|----------------------------|-------------------|
| <b>1. Checking Account</b> | <b>202,877.26</b> |
| <b>2. CD Account</b>       | <b>10,096.19</b>  |

**Total Monies in Accounts** **\$262,284.52**

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**Managers Report July 7<sup>th</sup> 2015**

Miami Season is well under way; we are making sure no-one is over occupying their units and having to many day guests. All guests are very happy with what they are seeing and coming into the office to say so. Which is very nice, I wanted to pass that on to you all.

We sent out 22 Foreclosure letters along with Quite Claim Deeds enclosed, of those 19 have and are paying out, 1 is deeding back and two are being handed over to Becker and Poliakoff, this is the lowest number in the five years I have worked here. I am very pleased with that!

We received four units back last week, from last year's foreclosure list; we will be selling those at the new price of \$2000.00 as they are all two bedroom units.

We had to buy two dinning table and chairs, the furniture in the units is now beginning to fall apart, and it is something that really should go on the next meeting Agenda for discussion, a few owners have even said they wouldn't mind an assessment for this, maybe something to think about.

David Rogel, is moving forward with the Lopez case, we had a date for them to show on the 18<sup>th</sup> of June, again they didn't show. So it will soon be going to trail as out motion of counter claim was granted.

We have received a high number of phone calls from people asking if we had units to sell, when they were told we did, we are then asked if they can use the property all year, when told no, they hang up.

Reservation and Schedules are ready for 2017, can't believe we are already looking into 2017.

Gulf Coast claim, we are now in the offer stage of the process, how long that will take they can't say, I will inform you immediately I get the offer, so we can either accept or reject.

Tino has return from his trip, Milo left last week for his six week trip.

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**Minutes Board of Directors Meeting Tuesday July 7<sup>th</sup>.**

Meeting called to Order at 7.33pm, by President Peabody.

Bernadette Pinto certified a Quorum of Directors, present by conference call were Directors West, Kauffman, Irwin, Benvegna, Gandham, President Peabody and Treasurer Truran.

Reading and Approval of Minutes, motion to approve, Director Kauffman seconded Treasurer Truran, no-one opposed, motion carried

New Business.

Wi-fi System.

There was a Discussion on the wi-fi; Treasurer Truran explained what needed to be done, to stop complaints from owners who keep getting logged off the system. As the cost of doing this is so high it was decided to have a conference call with Zac at KCS Technical Solutions, to discuss the matter. So this was shelved until another meeting, motion to shelve Director Benvegna, seconded Treasurer Truran, no-one opposed , motion carried.

Managers Spending Limit.

Manager Bernadette Pinto was asked to let a Board Member know of any spending over \$3000, not to include utilities.  
Motion Director Benvegna, seconded Director West, no-one opposed, motion carried.

Comp Time.

As no comp time is being done, it was decided just to let Treasurer Truran know if it ever happened.

Hot Tubs.

A discussion on the C building Hot Tubs ended with a Motion not to replace them. A letter would be done for the Boards Approval for C unit owners.

Motioned Treasurer Truran seconded Director Benvegna, no-one opposed, motion carried.

Suzanne moving forward.

President Peabody explained he had forward the check to Bernadette, and that she had deposited it. As it had been over two years without moving any further, matter to accept what had been sent, was accepted.

Motion to accept President Peabody seconded Director Kauffman. No-one opposed, motion carried.

Manager Walking Property.

Bernadette explained that she and Shelby walked the property every day, the only time it was difficult to do so was when they were in the office by themselves.

Survey Monkey.

It was decided Bernadette and Shelby would move forward with this and carry on collecting, RCI, owners and renters, emails and up load them to Survey Monkey.

Setting future meeting dates.

Future meeting dates will be the first Tuesday of every month.

DBPR reply for David Rogel.

The repayment was discussed; it was decided to talk with David Rogel on all points of the letter to ask what would happen if not paid back.

Motion to table until Bernadette had spoken to David. Treasurer Truran seconded Vice President Irwin, no-one opposed.

Bernadette's yearly review.

Bernadette was excused from the rest of the meeting.

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**Minutes from Last Item on the Agenda of the Board of Directors Meeting Tuesday July 7, 2015**

Bernadette Pinto, Manager of FBC, was asked to leave the meeting so the Board of Directors could discuss Bernadette's job performance in light of her upcoming annual review.

Matt Peabody opened the meeting with his observations. Matt then encouraged others to voice their observations and opinions.

After a lengthy discussion, a motion was made by Phil Truran and seconded by Jim Benvegna to table a decision until there was a full budget review. Motion carried.

The next Board of Directors meeting is scheduled for Tuesday August 4, 2015 at 7:30pm.

Jim Benvegna made a motion to adjourn the meeting, seconded by Jack Irvin. Meeting adjourned at 9:55pm.

Respectfully submitted,  
Linda Kauffman  
Acting Recording Secretary for this portion of the BOD meeting