

**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)  
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**Notice of Board of Directors Meetings, Tuesday 3<sup>rd</sup> November 2015.  
7.30pm in the Association Office**

**Agenda.**

Call to order

Certification of a Quorum

**Reports**

Treasuries' Report

Managers Report

**Business**

Special Assessment

Review new candidates for election to Board in December Meeting

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### **Managers Report, Tuesday November 3<sup>rd</sup> 2015**

Occupancy rate for the month of November is; only 4 open units for the whole of November.

Rentals for October were zero; we did have a couple of units for rent, as an owner couldn't come last minute, but unfortunately they didn't rent. Although we did take \$520, in commission for some rentals coming up in the future.

Merchandise sales Ice/T-Shirts for October were \$403.

Pending project, we have finally found the leak into the Gym, so on rainy days the guys are moving forward with this. We have also in the last couple of weeks, dug a drain into the parking lot, so now when we have a downpour, the rain water will run off parking lot and not gather in front of the B-Units. I have attached a picture for you to see.

Opening of 2017 books happened yesterday and all went well. Almost everyone got what week and unit they wanted.

The only plans at the moment would be pending the assessment tonight. I have asked numerous owners for there feel on it and out of maybe 230 units weeks owned 15 unit weeks say they would prefer not too. That being said that is 215 unit weeks saying yes.

This would be for Fiber Optic Wi-Fi, new living and dining room furniture, I have done a lot of ground work for this with the figure for the furniture coming in at \$62.83 per unit week, with the cost of the WI-Fi at \$33.00, the total amount being \$95.83.

# Treasurers Report

11/3/15

## First State Bank Accounts:

|                       |              |                         |
|-----------------------|--------------|-------------------------|
| EZ Business Account   | \$1,938.43   | Net change \$0.00       |
| EZ Business Checking  | \$100.00     | Net Change \$0.00       |
| Business Money Market | \$207.60     | Net Change (\$20.00)    |
| Business Checking     | \$156,022.02 | Net Change \$154,276.20 |
| Business Savings      | \$1,063.79   | Net Change \$0.00       |

## Centennial Bank Accounts:

|                  |              |                    |
|------------------|--------------|--------------------|
| Checking Account | \$162,931.60 | Net Change \$29.50 |
| CD Account       | \$10,096.19  | Net Change \$0.00  |

**Total Deposits Since last meeting**                      \$169,106.81

**Total Monies**    **\$332,359.63**                      **Net Change \$154,285.70**

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### **Minutes of Board of Directors Tuesday 3<sup>rd</sup> of November**

Meeting called to order at 7.37 pm by, President Jack Irvin, Directors on conference call Linda Kauffman, Phil Truran, Mike Gandham, and James Benvegna.

Bernadette Pinto present in Association Office, with 28 plus owners.

Certification of Quorum.

Phil Truran read the Treasurers report, motion to accept James Benvegna, seconded Linda Kauffman no-one opposed.

Minutes from October 6<sup>th</sup>, motion to accept Linda Kauffman, seconded Phil Truran, no-one opposed.

Managers Report read by Bernadette Pinto, motion to accept, Phil Truran seconded Mike Gandham, no-one opposed.

Business

A vote was held for a special assessment for New Fiber Optic Wi-Fi. Living room and dining room, the assessment is for the amount of \$95.83.

Phil Truran-for assessment  
Linda Kauffman-for assessment  
Jack Irvin-for assessment  
Mike Gandham-for assessment  
James Benvegna-for assessment

Motion Carried to accept assessment at \$95.83

Review new candidates for place on the board.

A meeting was set for Tuesday November 17<sup>th</sup> at 7.30pm, which would give the present Board Members time to contact and talk to the new candidates.

Motion to adjourn Linda Kauffman seconded Mike Gandham no-one opposed.  
Meeting adjourned.