

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

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Website. flabayclub.com

**Notice of Agenda for Board Meeting Tuesday November 17th in the
Association Office at 7.30 pm**

Agenda

Call to order

Certification of Quorum

Discussion of candidates

Election of new board member

JOHN LEXA
2893 Hidden Harbour Street
Fort Lauderdale, Florida 33312
954-260-3335

November 2, 2015

To the Board of Directors:

Hello, my name is John Lexa, and I am interested in the position on the Board of Directors at Florida Bay Club. I am a retired Dania Beach/Broward County firefighter and paramedic after having served for over 26 years.

While living in Hollywood, Florida, I have held the position as president of our Civic Association for five years, during which time I helped improve our neighborhood by replacing sidewalks and planting trees by taking advantage of city grants.

My family and I are presently living in Dania Beach/Fort Lauderdale, where I serve as the treasurer on the Board of Directors of my homeowner's association at the Oaks of Hidden Harbour. Since being elected to the Board, I have been able to help make financial improvements by hiring a new management company, renegotiate our trash removal service, and renegotiate insurance payments, which is saving us thousands of dollars. I am currently also managing 10 rental properties in Broward County, and one commercial property in Cleveland, Ohio.

I have enjoyed vacationing here at the Florida Bay Club as my father-in-law's guest for the past 12 years, and have recently purchased two weeks of my own. This is a beautiful community, which has undergone many positive improvements over the last few years. I would like to be a part of the Board in order to assist with the future progress of the Florida Bay Club, a true gem in the Florida Keys.

Thanking you in advance for your consideration.

John Lexa



Board meeting to replace a new member

1 message

Wanda Robbins <rbsnest@aol.com>
To: flabayclub@gmail.com

Mon, Nov 2, 2015 at 2:21 PM

To: All Board Members of Fla Bay Club

My name is Wanda Robbins and I would like to be considered for the place that needs to be filled on the board.

A little about me. I am a native of Miami, went to school here and graduated from the University of Miami with 2 degrees. My husband and I have been involved with many businesses as sole owners, and it's time to be able to give back to another endeavor. We live in the Redlands which make the ability to be in Key Largo, if necessary, within a very short time. We have 3 children and we all love the water, fishing, etc.

I love the Keys. We have been owners at FBC since its beginning, it seems. We went to hear a promotional invitation and purchased our 1st week. Due to our business commitments, we rented our week most every year or whenever it was possible. But finally, the time comes when you can slow down and we began to use our week. What a blessing for our family. There was a time when we were able to come down for a day, providing the Bay Club was not too busy. That changed because many took advantage of the situation and abused it.

My husband and myself have family members that live in the Keys and my uncle was a Volunteer Fireman and Chief on Conch Key.

It would be such a pleasure to be one member of this board and help continue all the good things that have been accomplished and promote a future of great expectations.

I would appreciate your vote and I will not let you down.

Thank you for this opportunity.

Sincerely,

Wanda Robbins

Edward T. Daniel
7609 Trailwind Dr.
Montgomery, Ohio 45242

Home - (513) 891-4564
Work (513)-891-9552
Cell: 513-673-3340
Personal email: edaniel3151@gmail.com

BACKGROUND:

30+ years of operational and management expertise in a variety business related areas, most recently consulting with Fortune 1000 companies.

Additionally, have served as a planning commission member/chair as well as a city council member for a total of eleven years with the City of Montgomery, Oh; Treasurer for the Ohio River Launch Club, Cincinnati, Oh for eight years and Trustee, Chair of Missions, Finance Committee and Endowments at Church of the Saviour United Methodist Church, Montgomery, OH.

ACCOMPLISHMENTS:

Highlights of Work while Self-Employed:

- Team member engaged in an analysis of the document services and facilities management market in Canada, contracted for by Xerox. The study components included desk research, company interviews, customer interviews, competitive analysis and finally a sizing for Canadian market.
- Performed a competitive market analysis for Hewlett Packard with regard to IPDS printing and competitive offerings in terms of feature and functions
- Determined and reported on total number of commercial and quick printers within 10 miles of 161 US Defense Automated Printing Services (DAPS) facilities
- Performed an analysis for a pharmaceutical company to determine if the current state of the in-plant printing operation is efficient to the market and if there would be any advantage to outsourcing the work currently performed there.
- Team member engaged in an analysis to understand the competitive environment in the Canadian print services market, as well as obtain market-sizing information to assist with strategic planning for Hewlett Packard.
- Assembled a sales training Vertical Focus study for Imagistics entitled *The Healthcare Opportunity: Understanding Industry Dynamics*. The study examined industry dynamics, issues and trends as well as key opportunities.
- Team member for a project reengineering study performed for the Internal Revenue Service's Multimedia Publishing Division to address its current methods of developing and distributing material to taxpayers.
- Provided a third party assessment and review of the JM Family print and copy environment at their Deerfield Beach location to include number of resources, customer requirements, workflow/processes, job allocation, output efficiency, cost metrics, best practices, industry trends, administrative time/involvement, versatility, reliability, compatibility, IT involvement, asset management, asset tagging, space utilization and insourcing/outsourcing strategies

- Presented 12 – 14 workshops per year and developed a distance learning web with a focus on better management and strategies.
- Developed an e-Commerce web site on behalf of a tier one supplier.
- Performed an evaluation for the Miami Valley Regional Transit Authority.
- Provided technical assistance in developing a request for proposal (RFP) for Hillsborough County, Florida.
- Authored a whitepaper for IKON, describing benefits of their Digital Express offering
- Helped develop a proposal for Qwest's reprographics services on behalf of Pitney Bowes management systems
- As part of a consolidation AMEX's Phoenix operations, assisted Pitney Bowes Management in developing a solution to meet their needs.

Highlights of Work Performed while at Cap Ventures (currently InfoTrends):

- Managed a project to assist a Corporate 1000 (NYSE) technology company to enter the consulting field.
- Worked with Kinko's to establish a consultative sales organization (directed toward outsourcing).
- Worked on site in Melbourne Australia with an international business forms company to assess the Australian Government Printing Services operations with regard to its proposed divestiture by the Australian Government.
- Evaluated their current printing and copying operations for transition to a digital workflow at the World Bank (Washington, DC).

- **EMPLOYMENT HISTORY:**

Currently - Retired

October 2000 -2014

Self Employed – Document Communication Technologies, LLC

CAP Ventures/ Info Trends, Inc. 1993 - 2000:

1997 – October 2000

Associate Director – CAP Ventures, Norwell, MA

1996 – 1997

Senior Consultant CAP Ventures, Norwell, MA

1994 – 1996

Consultant - Norwell, MA OH

1993 – 1994

Senior Analyst - CAP Ventures (Formerly Bruce Ziegler and Associates), Dayton, OH

Associate - The Spectra Group, Inc., Dayton, Ohio

EDUCATION:

B.B.A. Marketing/Finance

- **University of Cincinnati - 1974**
Additional course work - Data Processing and various professional seminars.

COMMUNITY:

- **Member of The City of Montgomery Planning Commission 1991 - 1996.; Member of City Council with term expiring November, 2005-2011**
- **Membership on and served as chairperson of various church committees**
- **Active in Boy Scouts of America, Troop 258**



Florida BayClub <flabayclub@gmail.com>

Board Opening

1 message

Michael Heise <mheise@rc-4.com>

Mon, Nov 2, 2015 at 4:16 PM

To: "bernadette (flabayclub@gmail.com)" <flabayclub@gmail.com>

Dear Florida Bay club Board of Directors

Please accept this letter/email as my request to be considered for the vacant position on the board of directors. I believe that Florida Bay Club is a beautiful place to vacation and my goal for becoming a board member is to assist in maintaining and keeping Florida Bay Club a beautiful place to visit and stay. My Bio is that I am 52 years old and a long term owner at Florida Bay Club. My background is that I have been an attorney in Florida for 25 years. I have been a Board member for condominium associations (in Fort Lauderdale) in the past. Lastly, I have owned and maintained numerous real estate over the years and familiar with the maintaining property, including the hiring/firing sub-contractors. I live in Fort Lauderdale and am available to assist the Board should an emergency occur on the property. I would be happy to answer any questions and/or interview for this vacant position.

Sincerely

Michael Heise

Cell [954-295-7168](tel:954-295-7168)



Board Vacancy

1 message

Jim Farmer <firemanjf@earthlink.net>

Wed, Oct 28, 2015 at 2:22 PM

Reply-To: Jim Farmer <firemanjf@earthlink.net>

To: jack irvin <jack.tarponking@yahoo.com>, Phil Truran <philtruran@att.net>, James Benvegna <jrbenvegna@hotmail.com>, Robert West <poppopdawg1@comcast.net>, Linda Kauffman <ivory1@comcast.net>, Mike Gandham <mjgandham@hotmail.com>

Cc: flabayclub@gmail.com

I would like to just follow-up with all board members regarding the information I provided to Mr. Truran.

For the past five years I have compiled financial information regarding the FBC budget and after this years Budget Approval Meeting, I thought this could be informative to Mr. Truran. Once I updated this spreadsheet for the 2014 audit and the 2016 Budget, I sent the information to Mr. Truran.

On Saturday, I spoke with Bernadette and do not believe there are any bad feelings between herself and I. I do respect the passion for which she puts into our resort. The observations made, were after looking at multiple years of data and not as an attack towards anyone or any process.

Also, the timing or content had no correlation with the email and subject matter in Mr. Lautenslager's email.

My desire to further serve the association as a member of this board is no secret. I would like to recap some points for everyone's favorable consideration to my selection to fill the current vacancy on the board;

a. For five years I have actively supported the revision of the original By-Laws. I was active in the the rewrite and ongoing review process. As recently as this month I completed a spell check and review of the By-Laws for Bernadette.

b. Nearly four years ago I setup the Facebook page for the Florida Bay Club. I have managed the content of that Facebook page and ensure it presents a positive and professional image of our resort. The page currently has over 300 likes and continues to grow. Whenever needed, I have forwarded information to Bernadette.

c. If selected for the current vacancy, I wish to develop a periodic newsletter compiled from the Manager Reports presented to the board. Plus, information the board wishes to get out to the owners. This newsletter would have the consensus of the board before going out to the owners.

d. If selected to the board I would like to work with the office staff in updating the resort's website. The resort has numerous improvements and upgrades that are not reflected on the website and should be shared with everyone thru our website. Our office staff normally has a full plate and I would like to help in this area.

e. If selected to the board I would like to spearhead an initiative to utilize electronic mail for official communications with the owners. This would save time and money for the association. Even if only one third of the owners were communicated with via email, it would reduce postage fees by one third and reduce the time the office staff spent stuffing envelopes. There is no down side to adopting this practice.

Again, I would hope for your favorable consideration and allow me to further contribute to improving Florida Bay Club.

Respectfully,
Jim Farmer

Short Biography of David G Purdy

Served in US Marine Corps, 1959 – 1991

Continuous active duty 1963 – 1991

Retired 1991 as Colonel with 29+ years active duty

Specialties in artillery [1963-78] and joint operations [1978-91]

Combat operations Dominican Republic [1965] and Vietnam [1967-68]

Various military schools, including Marine Command & Staff College, 1975-76

Education

graduate, Tilghman High School, Paducah, KY 1958

B.S. in Economics, University of Kentucky 1962

M.S. in Management, Purdue University 1975

Night school post-graduate work in Computer Science and Accounting,

about 18 hours, Old Dominion University 1978-1992

Personal Information

Reside with Cricket in Virginia Beach, VA

Two daughters, three grandchildren

Active SCUBA diver since 1984 [just recently decided it was time to quit]

Avid student of history and stock market

Relationship with Florida Bay Club

Visited FBC as RCI guest on SCUBA excursion in Oct 1984; loved FBC;

bought fixed Unit A1 week 7 before I left

Accumulated [over time] 9 additional weeks after retirement in 1991;

have stayed at FBC about 200 weeks over the years

Served on Board of Directors 2004 – 2011; was at various times either Treasurer

or Vice President



Resume you requested

1 message

Richard Turner <rturner@bjmweb.com>
To: Bernadette Pinto <flabayclub@gmail.com>

Tue, Nov 3, 2015 at 11:36 AM

Bernadette:

Richard Turner

Age 76

BS in Mathematics and Chemistry

FBC history

2007	Elected to the Board
2009	Elected President of Board
2012	Nominated Matt Peabody for President
2013	Matt voted me off the board

Owner since sometime in the 90's

My memory on the exact dates may not be correct. If you see errors, please correct them.

Motivation:

I saw the condition, both financial and physical, of the Florida Bay Club was in deep trouble and being grossly mismanaged. As President I took steps I thought would change the direction of the organization. I believe those steps began the positive direction that now exist. There continues to exist members that are never satisfied or willing to allow time for complete restoration to occur.

It took at least fifteen years of mismanagement to achieve the conditions of 2007. It will continue to take time to make everything as we would like it, but it is well on the way.

Richard Turner

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Minutes of Board of Directors Meeting Tuesday 17th November

Meeting called to order at 7.37pm by, President Jack Irvin on conference call were Linda Kauffman, James Benvegna and Jack Irvin. Present in Association Office were Phil Truran, Robert West and Bernadette Pinto.

Owners present on phone and in office James Farmer, Sarah and Igvie Jonsson.

Bernadette Pinto certified a Quorum of Directors.

Business

Election of Board Member

Robert West voted for John Lexa

Phil Truran seconded John Lexa

Linda Kauffman voted for Richard Turner

James Benvegna seconded Richard Turner

As four votes were needed no-one was elected at this time.

Robert West motioned to adjourn the meeting, Phil Truran seconded, no-one opposed.

Meeting Adjourned at 7.44 pm