

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

Website. flabayclub.com

**Notice of Agenda of Board of Directors Meeting Tuesday 1st December
In Association Office at 7.30pm**

Agenda

Call to order

Certification of Quorum

Managers Report

Treasurers Report

Business

Election of new Board Member

Managers monetary review as requested by Treasurer Phil Truran

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Minutes Board of Directors Meeting Tuesday 1st of December 2015

Meeting was called to order at 7.32pm

Bernadette Pinto certified a Quorum.

Present by conference call were President Jack Irvin, Vice President Mike Gandham, Treasurer Phil Truran, Directors Kauffman and Benvegna.

Also present on the call was James Farmer

Present in the Association Office were Director Robert West and Bernadette Pinto.

Owner present in the Office was Donald Vandehei.

Minutes from four previous meeting were accepted motion to accept Mike Gandham, seconded Phil Truran no-one opposed.

Manager and Treasurers Reports were accepted, motion Robert West seconded Linda Kauffman, no-one opposed.

Business

Election of new Board Member.

Votes as follows.

Jack Irvin	Richard Turner
Linda Kauffman	Richard Turner
James Benvegna	Richard Turner
Mike Gandham	Richard Turner
Robert West	John Lexa
Phil Truran	John Lexa

Richard Turner was voted on as new board member.

Bernadette Pinto was excused from the rest of the meeting, Linda Kauffman offered to take the minutes.

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Minutes of the Second Half of the Board of Directors Meeting December 1, 2015

Bernadette Pinto, Manager of FBC, was asked to leave the meeting so the Board of Directors could discuss her evaluation which was given by Phil in November, 2015, when he was onsite pulling cables for Wi-Fi/telephone.

Discussion was held on performance bonuses for Bernadette and Shelby. After discussion among the board members, a motion was made by Robert West to give Bernadette a \$3,000 bonus and Shelby a \$2,000 bonus. The motion was seconded by Director Phil Truran. No board member opposed. Robert West is on site, so he will tell Bernadette to pay these bonuses on the next pay period for December.

Phil went over Bernadette's evaluation with the board members and noted three areas of the evaluation where Bernadette made comments: the phone system, locks, and checks paid to a Key Largo criminal attorney in December 2014.

Jack asked for recommendations from the other board of directors on their opinion of the amount of bonus to pay Tino and Milo. The Board of Directors will communicate via email during the next week and come to an agreed amount.

Questions were taken from owners present at the Board Meeting – 1 owner was in the office and 1 owner was at the meeting via conference call. Jim Farmer, the owner at the meeting via conference call, asked what progress has been made on the Peabody issue. Jack responded to Jim's inquiry.

Phil Truran made a motion to adjourn the meeting, seconded by Robert West. Meeting was adjourned by President Jack Irvin at 8:20pm.

Respectfully submitted,
Linda Kauffman
Acting Recording Secretary

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Managers Report December 1st 2015

Firstly Dave Prudy has withdrawn from running for the Board, for personnel reasons.

I have been asked for different thing in updates on the manager's report, so to save time each month, I have done a spread sheet which, I will up-date weekly and you will receive a copy at each board meeting.

It is as follows:

MT- Maintenance, no money is collected on these weeks. They are for deep cleans on units.

C- With money amount by it means that unit week is in credit for 2017 and the money has been transferred into the Money Market account.

FBC- These units are owned by FBC, if they have sold by them, I sold it that month. I did sell one this month.

F- These units are in Foreclosure and the money owed is next to it. We do have two of these units coming back in January.

TR- Unit week is currant and taxes have been transferred into the tax account.

This week I have let go 4 cleaning staff, we have cut the teams down to three, they were getting the units done and leaving early, I have put Pat who does the front desk on a Saturday to on on-call position, when Shelby on I are here we are now at a point where a third person on a Saturday is not needed, Pat is going to be covering Saturdays when Shelby or I need a Saturday off, or vacations. These changes are going to save us over \$20,000 in the coming year.

The installation of the Fiber Optic WI-Fi is in, and up and running. Thank you so much Phil and Robert, for all the hard work you both put in 10-12 hour days for 2 weeks.

As you know we started work on the new Gym, we were quoted at the beginning of the year \$11,000 for the re-fit. This did not include the gym equipment.

I purchased the equipment this Sunday, with really great saving. The re-fit and new equipment is going to come in just under \$4000. Everything should be in place in the next couple of weeks. I will post photos on the Web-site for all to see.

I think it should be locked at all times and guests should sign out a key, for the week if they wish to use it. That way we can keep track of any damages.

Lastly the new furniture starts arriving this week.

Treasurers Report

12/1/15

First State Bank Accounts:

EZ Business Account (Tax Money)	\$8,669.13	Net change \$0.00
EZ Business Checking	\$100.00	Net Change \$0.00
Business Money Market	\$197.60	Net Change (\$20.00)
Business Checking	\$152,765.14	Net Change (\$3265.88)
Business Savings	\$2401.28	Net Change \$1377.49

Centennial Bank Accounts:

Checking Account	\$162,943.65	Net Change \$12.05
CD Account	\$10,096.19	Net Change \$0.00

Total Monies	\$337,172.99	Net Change \$4,813.36
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1	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	FBC	B-1	F3635.30	B-2	B-3	B-4	F1939.39	B-5	B-6	TR	C-1	C-2
2	A-1	A-2	A-3	TR	A-4	A-5	A-6	FBC/SOL	A-7	A-8	C805.48	A-9	A-10	B-1	TR	B-2	B-3	B-4	B-5	B-6		C-1	C-2	
3	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
4	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
5	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
6	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
7	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	C284.53	B-6		C-1	C-2	
8	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
9	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
10	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
11	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	F2430.57	B-2	B-3	B-4	TR	B-5	B-6	C-1	C-2	
12	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
13	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
14	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	B-6	TR	C-1	C-2	
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16	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	B-6	TR	C-1	C-2	
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20	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
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22	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	B-6	TR	C-1	C-2	
23	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	F4689.85	B-1	B-2	B-3	B-4	B-5	B-6	TR	C-1	C-2
24	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	B-6	TR	C-1	C-2	
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26	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6	F1805.67	C-1	C-2	
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28	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	C757.27	B-1	B-2	B-3	B-4	B-5	B-6	C-1	C-2	
29	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	F1881.91	C-1	C-2
30	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	B-6		C-1	C-2	
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33	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
34	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
35	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	F3532.45	B-2	B-3	B-4	B-5	TR	B-6	C-1	C-2	
36	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	C-1	C-2	
37	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	B-2	B-3	B-4	B-5	TR	B-6		C-1	C-2	
38	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	C-1	C-2	
39	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	C-1	C-2	
40	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	C-1	C-2	
41	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	C-1	C-2	
42	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	C-1	C-2	
43	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	F1681.45	B-1	B-2	B-3	B-4	B-5	B-6	C-1	C-2	
44	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	B-6		C-1	C-2	
45	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	B-6	TR	C-1	C-2	
46	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	TR	C-1	C-2
47	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	TR	C-1	C-2
48	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	TR	C-1	C-2
49	A-1	A-2	A-3		A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	TR	C-1	C-2
50	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	TR	C-1	C-2
51	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	TR	C-1	C-2
52	A-1	A-2	A-3	TR	A-4	A-5	A-6	A-7	A-8	A-9	A-10	A-1	A-10	B-1	TR	B-2	B-3	B-4	B-5	TR	B-6	TR	C-1	C-2

MT-MAINTENANCE WEEK C-CREDIT ON ACCOUNTS TRANSFERRED INTO MONEY MARKET ACCOUNT FOR 2011 FBC - UNITS OWNED BY FBC F- FORCLOSURE TR- MONEY TRANSFERRED INTO TAX ACCOUNT