

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 of Meeting Tuesday 5th April 2016
In the Association Office at 7.30pm**

Agenda

Call to Order

Certification of Quorum

Treasurers Report

Managers Report

Approval of Minutes from March 15th 2016 Meeting

Old Business

1. Lopez Case
2. Letter from the Board Website
3. Peabody Letter

New Business

1. Newsletter

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**Minutes of Board of Directors Meeting Tuesday April 5th 2016 in the
Association Office at 7.30 pm**

Meeting called to order at 7.33pm

President Irvin certified Quorum of Directors.

Present by conference call were President Irvin, Vice President Gandham, Directors West, Kauffman and Turner. Present in the Association office were Treasurer Truran and Bernadette Pinto.

Also on conference call were James Farmer and Pete Paine.

Approval of Treasurers Report: Motion to accept Kauffman seconded Turner, no-one opposed.

Approval of Managers Report: Motion to accept Truran seconded Gandham, no-one opposed.

Approval of Minutes from March 15th 2016 Meeting: Motion to accept Truran seconded Turner, no-one opposed.

Old Business

Lopez Case

Everyone was aware of where we stand, on the re-hearing and that they may appeal the verdict, and if Florida Bay Club is successful we would go ahead with collection of Court Costs awarded.

Motion to Collect Court Cost: Truran, seconded Kauffman, no-one opposed.

Letter from the Board for the Website/ Website

There was a discussion among the BOD, regarding the website, the BOD discussed adding a Facebook link on the FBC website landing page. The Board agreed to do so, only if Mr. Farmer surrenders control of the current Facebook page to FBC Management.

Mike offered to put the letter together for the website.

Motion for Mike to do the Letter for the website: Truran seconded Turner, no-one opposed.

The BOD discussed, a new office computer as Bernadette has been having problems with hers, Bernadette was asked to price out a new computer for the office.

The BOD discussed best ways to collect and up-date all owners e-mail addresses. Bernadette was asked to come up with a plan to collect all owners e-mail addresses.

Bernadette asked about putting a stamped addressed envelop in the Annual Meeting package, a vote was taken.

Bernadette would explain in her cover letter for the Annual Meeting why this would be the last time a return envelop would be provided.

For the return envelop

Turner
West
Gandham

Against return envelop

Truran
Kauffman
Irvin

There was not a majority vote so, stamp return envelop will be provided this year.

Peabody Letter

A motion by Truran to table until next meeting to give the Peabody's enough time to reply, was seconded by Kauffman. No-one opposed.

New Business

News Letter

There was a discussion which involved all Board Members present, on the News Letter, Bernadette explained she had received a number of calls from owners asking how their e-mail had been gotten, and Mr. Paine explained he had just collected the e-mails over a number of years. Bernadette is going to contact David Rogel to see where Florida Bay Club stands on both the News Letter and Facebook. No motion was made on this, until the next meeting, which will be held on May 3rd.

At the end of the Meeting Mr. Farmer asked about the By-laws, Bernadette stated they may not pass this year.

Motion to Adjourn: Truran and seconded West.

Treasurers Report

4/5/16

First State Bank Accounts:

EZ Business Account (2016 Tax Money)	\$19,912.13	Net change \$183.28
EZ Business Checking	\$100.00	Net Change \$0.00
Business Money Market (Reserve Money)	\$30,196.03	Net Change \$3.32
Business Checking (Operating Account)	\$192,599.73	Net Change \$7,349.78
Business Savings (2017 Maintenance Fees)	\$17,926.94	Net Change \$0.53

Centennial Bank Accounts:

Checking Account	\$162,992.57	Net Change \$12.42
CD Account	\$10,096.19	Net Change \$0.00

Total Monies **\$433,823.59** **Net Change \$7,548.43**

2016 reserve money deposited in reserve account on 1/2/16

We are lagging behind in revenue by \$65,857.94. At this moment Bernadette has sent out late notices to 81 owners. We have 46 people on payment plans.

Good news is overall expenses are down \$14,950. This number includes payments to Becker and Poliakoff for the trial. Good work Bernadette!

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Managers Report April 5th Tuesday 2016

1. I have updated all the pictures on the Website, password and changing of the rotating pictures will be done this week. Mr. Farmer would like his Facebook page of Florida Bay Club connected with the Facebook button on the rotating pictures. This will be up to the Board.
2. I know about the News Letter as you all do by now. I have put on the Blog on the website asking owners if they would like a News letter and to email me with suggestions for said News Letter, no-one has contacted me so far.
3. It has only been a couple of weeks since the last Meeting, but I have managed to sell 4 two bedroom unit weeks. I now only have three for sale!
4. I have not been able to up-date my monthly spreadsheet for you as I have had a major computer crash. I will get that to you as soon as I can.
5. As you are all aware the Lopez's have asked for the case to be reviewed again, as I knew they would.
6. I did add the Monies to Mr. and Mrs. Peabody's accounts as you asked and mailed them the statements, as of today I have not heard from them.