

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 3rd of May
2016 in the Association Office at 7.30 pm**

Agenda

Call to Order

Certification of Quorum

Treasurers Report

Managers Report

Approval of Minutes from April 5th Meeting

Old Business

Facebook Page and News Letter

Dropping Board down to five Directors

New Business

Back yard/ fencing / balconies

New Computer for Office

Managers Review

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**Minutes of Board of Directors Meeting Tuesday May 3rd 2016 in the
Association Office at 7.30 pm**

Meeting called to order at 7. 35 pm

President Irvin certified Quorum of Directors.

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

Also on conference call were James Farmer and Jack Edwards
Also present in the office was, Mr. Vande Hei

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

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

Approval of Minutes from April 5th 2016 Meeting, Bernadette was asked to re-do them for the next meeting. Gandham suggested that the Board Members take it turns to take the minutes; Kauffman and Irvin were in agreement but have left the decision to the new board in May.

Old Business

Facebook page and Newsletter

Irvin, explained that he thought the News Letter was not presented well. West suggested that the Facebook and News Letter should have disclaimers on them, stating that they are not run by the office. Which is also what our Lawyer David Rogel, suggested. Kauffman was also in agreement and she always explained that she hoped that owners would read between the lines. Also she suggested that maybe the office could do a Newsletter every 3-4 months. Kauffman suggested that Bernadette put something on the website every week or so.

Dropping the Board down to five.

West explained that he would like to see the board of directors dropped to five, Irvin and Truran said that since we had already sent the letters out for a board of seven it would have to be decided by the new board after the Annual Meeting.

Motion to table for New Board: Truran and seconded by Kauffman

New Business

Backyard and Fencing project.

Bernadette explained that the back yard fencing was in a bad way, she also explained that in shortening from A10 to A6 units, we would save on cost, but in turn this would make more room for trailers during the summer months. She was asked to get Tino to price it out.

Motion to come up with cost: Truran and seconded Gandham.

New Computer for Office

The Board thought the cost of the computer was a good price, some were concerned of the set-up price, Truran explained getting someone from out of the Keys would not be any cheaper.

Motion to accept: Truran and seconded by Kauffman.

Managers Review

Gandham explained that he wanted to start earlier, because last year it was behind, he suggested everyone send there thoughts. So the review could be done on time.

Motion to adjourn: Truran and seconded by Gandham.

Meeting Adjourned at 8:23 pm

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Managers Report May 3rd 2016

- I have spoken with David Rogel about the News Letter and Facebook page, his advice as neither of them is through the Office or Official Florida Bay Club items, they should each read that they are Unofficial and not run by Florida Bay Club office. As a lot of people seem to think I run the Facebook page, I myself would like it to read that it is the Unofficial Florida Bay Club Facebook page. I also asked for the link on the website to be removed which it has been, while writing my report today I have received yet another call from an owner concerned that the office had given their e-mail out. I assured her it had not been given out by the office. She did not like being told who to vote for or that it was not a pleasant read. I did advise her to e-mail back her thoughts on the matter to Mr. Paine.
- I had a meeting with our RCI representative a few days ago; we are updating all our pictures and info with them. This will take some time as the new catalogues will not be out until next year, so will be on going for the next few months.
- We sent out 60 foreclosure letters, so far 15 have paid out, two are deeding back, I have received one back from foreclosure, the two being deeded back have buyers waiting for them. Also over the last couple of months I have arranged several sales for owners wishing to sell their unit weeks.
- Ice Locker is now running at a small profit this year, let's hope this continues. We do have Miami season coming up, we will continue to do what we have been doing so hopefully get to the end of the summer on a plus.
- Ballots and proxies are still coming in which is a good sign.
- The new Gym is a big hit with the owners and RCI guest alike. We have been keeping track of how many people are using it, by signing out keys upon check-in.



Money in Accounts

2 messages

Florida Bay Club <flabayclub@gmail.com>

Tue, May 3, 2016 at 6:04 PM

To: jack irvin <jack.tarponking@yahoo.com>, Truan Phil <philtruran@att.net>, Poppopdawg1 <poppopdawg1@comcast.net>, Linda Kauffman <ivory1@comcast.net>, Jim Benvegna <jrbenvegna@hotmail.com>, Mike & Rachel Gandham <mjgandham@hotmail.com>, Richard Turner <rtturner@centurytel.net>

Good Afternoon Everyone,

Phil's computer has crashed, he asked me to send you all monies in accounts.

Monies in First Sate Bank

EZ Business Checking, which is the tax account \$21,080.44

EZ Business Checking, which is just a small savings account \$100.00

EZ Business Money Market Account, which is reserves \$30,200.25

EZ Small Business Checking, which is the operating account \$155,001.79

Business Saving Account, which is 2017 monies \$18,284.82

Monies in Centennial Bank

Checking Account \$162,992.57

CD Account \$10,096.19

Total monies in Florida Bay Club Accounts \$397,756.06

Bernadette

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