

FLORIDA BAY CLUB CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES

May 30, 2017

**I. CALL TO ORDER/ ROLL CALL**

A duly noticed meeting of the Board of Directors was called to order by President Phillip Truran at 6:13 p.m. at the Florida Bay Club Office. The following persons were in attendance:

Board of Directors:

Phillip Truran, President (via teleconference)  
Michael Gandham, Vice President (via teleconference)  
James Farmer, Secretary (via teleconference)  
Michael Heise, Director (via teleconference)  
John Lexa, Director (via teleconference)  
Wanda Robbins, Director (via teleconference)

Vacation Resorts International and Resort Management:

Richard M. Schwartz, Vice President of Resort Operations/VRI (via teleconference)  
Shelby Valles, Resort General Manager

**II. NOTICE CERTIFICATION/QUORUM VERIFICATION**

A. Posted

Shelby Valles confirmed that the notice of the meeting was posted at the resort in an approved location in accordance with the condominium documents and Florida Statute.

B. Quorum- Board

A quorum was established with six Board members in attendance.

**III. APPROVAL OF AGENDA**

**MOTION:** Mike Gandham moved to approve the agenda as presented.

**SECOND:** The motion was seconded by Wanda Robbins.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

A. Approval of Survey Committee Minutes (04/19/17)

**MOTION:** Phil Truran moved to approve the Survey Committee Minutes of April 19, 2017 as written.

**SECOND:** The motion was seconded by Wanda Robbins.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

B. Approval of Rental Committee Minutes (04/20/17)

**MOTION:** Phil Truran moved to approve the Rental Committee Minutes of April 20, 2017 as written.

**SECOND:** The motion was seconded by Wanda Robbins.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

C. Approval of Regular Board Minutes (04/25/17)

**MOTION:** Phil Truran moved to approve the Regular Board Meeting Minutes of April 25, 2017 as written.

**SECOND:** The motion was seconded by Wanda Robbins.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

D. Approval of Executive Board Minutes (05/03/17)

**MOTION:** Phil Truran moved to approve the Executive Board Minutes of May 3, 2017 as written.

**SECOND:** The motion was seconded by Wanda Robbins.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

**V. TREASURER REPORT**

Treasurer Ed Daniel was unable to attend the meeting so Richard Schwartz reviewed the April 2017 financial report, copies of which were provided to each attendee.

Matters discussed are as follows:

- Phil Truran advised the attendees that both lawsuits have been settled and there should be no further legal fee expense relating to these lawsuits other than winding up of the lawsuits.
- Mike Heise requested an analysis of the Special Assessment by the next Board Meeting outlining collections, allocation of the funds collected, expenditures and balances.
- Mike Heise recommended that the ice locker operations continue to be monitored and revisited to see if it is profitable.

**VI. GENERAL MANAGER REPORT**

Shelby Valles reviewed the General Manager Report, copies of which were provided to attendees.

Matters discussed are as follows:

- As requested during a health department inspection, a shut-off auto switch was installed on the pool main drain to prevent anything from getting caught.
- Ideas relating to moving the pond fountain to the middle of the pond to help eliminate the spray affecting the cars at Building C, including possibly reducing the size of the pump to decrease the spray.

## **VII. MANAGEMENT REPORTS**

### **A. Rental Report**

Richard Schwartz reviewed the Rental Reports as of April 2017, copies of which were provided to each attendee.

- Rental deposits for 2017/2018 to date total 72 weeks, no change from last meeting.
- Gross rentals through April 30 are \$5,545 for owners and \$1,919 for the Association for a total of \$7,464.

### **B. Delinquency Report**

Richard Schwartz reviewed the Delinquency Report as of May 22, 2017, copies of which were provided to each attendee.

Matters discussed are as follows:

- Richard Schwartz compared collections shown on the April 30 condensed financial report as compared to the May 22 delinquency report, reflecting additional collections over the 3-week period near \$30,000. He advised that the delinquency report does not include the assessment amounts on five Association owned weeks totaling approximately \$5,500. He will ask VRI to add these amounts to future delinquency reports.
- Mike Heise inquired as to why the weeks in foreclosures reduced from 22 to 20. Shelby responded that one deeded back and one paid in full.
- Mike Heise inquired as to how many deed backs have been completed. Shelby responded that six are in progress, five are already in the name of the Association through deed backs or foreclosures and one has already been sold.
- Phil Truran discussed plans to sell the 11 Association weeks plus the 20 expected before year end from the current non-judicial foreclosure process. A committee was formed including himself, Jim Farmer, Mike Heise and John Lexa to review this matter including discussions with Richard Schwartz, who owns Net Realty Services, a timeshare resale company.

### **C. RCI Reports**

General Manager Shelby Valles reviewed the RCI Reports as of May 24, 2017, copies of which were provided to each attendee. All scores are still at Gold Crown Award levels.

## **VIII. UNFINISHED BUSINESS**

None.

## **IX. NEW BUSINESS**

### **A. Floating Plan Agreement**

President Phil Truran briefly reviewed the current Floating Plan stating that the plan is not in compliance with the governing documents and requires further research.

**MOTION:** Jim Farmer moved to approve abiding by the current Floating Plan in effect until further review of the governing documents and Floating Plan Agreement and Rules.

**SECOND:** Motion was seconded by Wanda Robbins.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

B. Association Law Firm

President Phil Truran discussed the legal representation that has been provided by Becker and Poliakoff and recommended interviewing other attorneys. Richard Schwartz agreed to provide his contact information to two attorneys with whom he currently works at other timeshare resorts.

**X. SCHEDULING OF MEETING DATES/TIMES**

**MOTION:** Phil Truran moved to schedule the next meetings as follows:

- Special Owner Meeting, Tuesday, June 27, 2017 at 6:00 p.m. at the resort office.
- Board Meeting, Tuesday, June 27, 2017 immediately following the Special Owner Meeting at the resort office.

**SECOND:** Motion was seconded by Jim Farmer.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

**XI. ADJOURNMENT**

**MOTION:** Jim Farmer moved to adjourn the meeting at 7:58 p.m.

**SECOND:** Motion was seconded by Wanda Robbins.

**DISCUSSION:** None.

**VOTE:** The motion was approved unanimously.

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James Farmer, Secretary

RMS/jmf

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