

**FLORIDA BAY CLUB CONDOMINIUM ASSOCIATION, INC.
RECONVENED SPECIAL OWNER MEETING MINUTES**

June 27, 2017

I. CALL TO ORDER/ ROLL CALL

A duly noticed special meeting was called to order by President Phillip Truran at 6:02 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)
Edward Daniel, Treasurer (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

Owners:

Dawn Bowling
Patricia Miller
Steven and Faye Thompson

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

A 1/3 quorum was established with 512 owners in attendance by proxy (509) and in person (3).

III. APPROVAL OF AGENDA

MOTION: Phil Truran moved to approve the agenda as presented.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IV. ACCEPTANCE AND APPROVAL OF OWNERS MEETING MINUTES (05/30/17)

A. Acceptance by Board

MOTION: Jim Farmer moved to accept the Owner Meeting Minutes of May 30, 2017 as presented.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

B. Approval by Owners

MOTION: Jim Farmer moved to approve the Owner Meeting Minutes of May 30, 2017 as presented.

SECOND: Motion was seconded by Phil Truran.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

V. BY-LAWS AMENDMENTS VOTE

Shelby Valles advised the attendees of the following:

- Total By-Laws Amendment votes received to date are 485 YES and 24 NO.
- Majority vote required to approve the amendment is 460.

MOTION: Jim Farmer moved to approve the By-Laws Amendments as presented and voted upon.

SECOND: The motion was seconded by Michael Heise.

DISCUSSION: Ed Daniel noted that the By-Laws Amendments must be recorded in the Monroe County public records.

VOTE: The motion was approved unanimously.

VI. ADJOURNMENT

MOTION: Ed Daniel moved to adjourn the meeting at 6:17 p.m.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

James Farmer, Secretary

RMS/jmf

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