

**FLORIDA BAY CLUB CONDOMINIUM ASSOCIATION, INC.
ANNUAL OWNERS MEETING MINUTES**

Sunday, October 29, 2017

I. CALL TO ORDER/ ROLL CALL

A duly noticed Annual Owners Meeting was called to order by President Phillip Truran at 1:04 p.m. at the Key Largo Lions Club. The following persons were in attendance:

Board of Directors:

Phillip Truran, President
James Farmer, Secretary
Edward Daniel, Treasurer
Michael Heise
John Lexa
Wanda Robbins

Vacation Resorts International and Resort Management:

Richard M. Schwartz, Vice President of Resort Operations/VRI
Shawn Timpe-Samland, Director of Resort Operations/VRI
Shelby Valles, Resort General Manager/VRI

Owners:

Twenty per sign-in sheet in Association records

II. NOTICE CERTIFICATION/QUORUM VERIFICATION

A. Affidavit of Mailing

Richard Schwartz stated that a Proof of Mailing is on file with the Association records.

B. 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.

C. Quorum

A twenty-five percent (25%) quorum (918 weeks less 13 Association owned weeks) totaling 905 was established with 266 owners in attendance by ballot and 0 in person.

III. APPROVAL OF AGENDA

MOTION: Edward Daniels moved to approve the agenda as presented.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IV. BALLOT COLLECTION AND TABULATION

A. Appointment of Inspectors of Election

The following person was appointed as inspectors to review and count the ballots:

Shelby Valles, Nancy Quezada and Richard Schwartz.

B. Collection of Ballots

Ballots were handed out to all owners present that had not previously submitted a ballot and such ballots were collected and placed in the sealed ballot box. No further ballots were submitted.

C. Tabulation

The ballot box was opened and the inspectors began the process of tabulating the ballots.

V. APPROVAL OF PREVIOUS MEETING MINUTES (09/26/17)

MOTION: Michael Heise moved to approve the Special Owner Meeting Minutes of September 26, 2017 as presented.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

VI. GENERAL MANAGER REPORT

General Manager Shelby Valles presented her report for the 2017 year, copies of which were provided to all attendees.

Matters discussed further included the following:

- Post Irma – Tito and Milo worked very hard to repair the damage to the property without any outside contractors.
- The resort is completely booked for the rest of the year.
- The B Building will be tented on October 30, 2017 barring any wind issues.

VII. MANAGEMENT REPORTS

Ed Daniel and Michael Heise reviewed the September 2017 Financials and touched on the following key points:

- There is a \$59,000 surplus to date and even though the \$59,000 surplus may decrease before the end of the year, the Association will still finish with a surplus which will be applied to the 2015 deficit. There are many reasons for the surplus but some of the main reasons are improved management through VRI and Shelby Valles, better collection procedures with VRI and Meridian and tighter control on expenses and labor.
- Workman Comp Insurance has been out of line for years. Richard Schwartz discovered an over payment and was successful in lowering the premium and has requested a credit for the over payment for the last 3 years
- Legal Cost is down due to hiring a new lawyer who streamlines legal issues.

VIII. UNFINISHED BUSINESS

A. Floating Use Amendment Vote

Shelby stated that there were 336 Yes and 5 No votes by proxy for a total of 341 and that they are 130 short of the votes needed.

MOTION: Phillip Truran moved to postpone the vote until the November 28, 2017 meeting since the proxies are valid for ninety (90) days from the original meeting date of September 26, 2017.

SECOND: The motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IX. OWNER FORUM

President Truran opened the floor to owners for comments and questions. The following highlights some of the matters discussed:

- Fence Repair – Phillip Truran informed the owners that a Building Committee has been formed to review the costs of the different types of fencing. He advised the owners that volunteers for this Committee are welcome.
- The Owners Survey was reviewed and the Board is prioritizing the owner requests and will be researching costs to complete the top requests.
- Lagoon – why can't it be connected to the bay? The Board informed the owners that the request was previously denied by the Army Corp of Engineers but that the situation will be reviewed again.
- ADA rooms where do we stand? – The Board will be reviewing options.

X. BOARD OF DIRECTOR ELECTION RESULTS

The tabulated votes were certified by each inspector and the number of votes surpassed the twenty percent (20%) required for a valid election with 336 votes counted. The vote totals per candidate are as follows:

Edward T. Daniel	289 votes- 2-year term
James Farmer	295 votes- 2-year term
Michael Gandham	254 votes- 1-year term
Michael J. Heise	267 votes- 2-year term
John Lexa	265 votes- 1-year term
Wanda Robbins	219 votes- 1-year term
Phillip Truran	318 votes- 2-year term
Robert M. West	217 votes-not elected

** Per the governing documents, as amended, the four (4) elected candidates with the highest number of votes will serve two-year terms while the remaining three (3) elected candidates will serve one-year terms.

XI. ADJOURNMENT

MOTION: James Farmer moved to adjourn the meeting at 3:12 p.m.

SECOND: Motion was seconded by John Lexa.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

James Farmer, Secretary

RMS/jmf

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