

FLORIDA BAY CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES
Sunday, October 29, 2017

I. CALL TO ORDER/ ROLL CALL

A duly noticed meeting of the Board of Directors was called to order by Phillip Truran at 3:15 p.m. held at Key Largo Lions Club. The following persons were in attendance:

Board of Directors:

Edward Daniel
James Farmer
John Lexa
Wanda Robbins
Phillip Truran

Vacation Resorts International and Resort Management:

Richard Schwartz, Vice President of Resort Operations/VRI
Shawn Timpe-Samland, Director of Resort Operations/VRI
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

A quorum was established with five Board members in attendance.

III. APPROVAL OF AGENDA

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

SECOND: Motion was seconded by Edward Daniel.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IV. ELECTION OF OFFICERS

MOTION: James Farmer moved to elect the following officers: President: Phillip Truran, Vice President: John Lexa, Secretary: James Farmer, and Treasurer: Edward Daniel.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

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

MOTION: John Lexa moved to approve the Regular Meeting Minutes of September 26, 2017 as written.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

VI. NEW BUSINESS

A. Ratification of 2018 ABC Policy

Richard Schwartz advised the Board that they previously voted to approve the 2018 Assessment Billing and Collection Policy (ABC) as presented by email to be included with the 2018 billing. A copy of the policy has been provided to all attendees.

MOTION: Phillip Truran moved to ratify the approval of the 2018 Assessment Billing and Collection Policy (ABC) as previously approved via email and as presented.

SECOND: Motion was seconded by John Lexa.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

B. Reserve Line Item Reallocation

MOTION: Phillip Truran moved to authorize reallocation of funds between reserve categories if any line item deficit exist at year end, as allowed by Florida statutes, such reallocation amounts and line items to be determined by management.

SECOND: Motion was seconded by Edward Daniel.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

VII. CONFIRMATION/SCHEDULING OF 2017 MEETING DATES/TIME

The following previously scheduled meeting dates were confirmed:

- Tuesday, November 28, 2017 at 6:00 p.m.
- Tuesday, December 26, 2017 at 6:00 p.m.

VIII. ADJOURNMENT

MOTION: Phillip Truran moved to adjourn the meeting at 3:30 p.m.

SECOND: Motion was seconded by John Lexa.

DISCUSSION: None.

VOTE: Motion was approved unanimously.

James Farmer, Secretary

RMS/jmf
fbc: 102917min