

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

Tuesday, November 28, 2017

I. CALL TO ORDER/ ROLL CALL

A duly noticed telephonic meeting of the Board of Directors was called to order by Phil Truran at 6:10 p.m. with the following persons in attendance:

Board of Directors:

Phillip Truran - President	Michael Gandham - Director
James Farmer - Secretary	Wanda Robbins -Director
Edward Daniel – Treasurer	Michael Heise - Director

Vacation Resorts International and Resort Management:

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 a Board approved location in accordance with the condominium documents and Florida Statute.

B. Quorum

A quorum was established with six of seven 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. ACCEPTANCE OF ANNUAL OWNER MEETING MINUTES (10/29/17)

MOTION: James Farmer moved to accept the Annual Meeting Minutes of October 29, 2017 as written.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

V. APPROVAL OF PREVIOUS BOARD MEETING MINUTES (10/29/17)

MOTION: Phillip Truran moved to approve the Regular Meeting Minutes of October 29, 2017 as written.

SECOND: Motion was seconded by Edward Daniel.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

VI. TREASURER'S REPORT

Edward Daniel reviewed the October 2017 financial report, copies of which were provided to each attendee. Included in the review were the Cash Balances Report, Accounts Receivable Summary, Balance Sheet, Comparative Income Statement and Cash Flow Analysis.

VII. MANAGEMENT REPORTS

A. Rental Reports

Shelby Valles reviewed the Rental Report as of October 2017, copies of which were provided to each attendee. Shelby noted that all weeks are booked through the end of the year.

B. Delinquency Report

Edward Daniel reviewed the Delinquency Report as of October 2017, copies of which were provided to each attendee. Edward stated that VRI has done a great job reducing and collecting on delinquent accounts. He stated that the industry delinquency average is 7% and that the Resort's current delinquency is at 5.9%.

C. RCI Report

Shelby Valles reviewed the RCI Report as of October 2017, copies of which were provided to each attendee. Shelby stated that scores and reviews are positive and continue to rise.

D. Sales Report

Shawn Timpe-Samland reviewed the Sales Report as of October 2017, copies of which were provided to each attendee.

VIII. GENERAL MANAGER'S REPORT

Shelby Valles reviewed the following:

- Nancy will be overseeing the property while Shelby is on vacation; however, Shelby will still be able to connect to the system in case of a problem.
- Tino and Milo restored the beach with new sand and rock and it looks better than ever.
- The game area has been clean and is back to normal.
- The new sign and mailbox have arrived and looks great.
- The 2019 reservation day went very smoothly.

IX. FLOATING USE AMENDMENT APPROVAL

Shawn and Shelby informed the Board that they are still short 79 votes to pass the amendment. Shawn suggested that the Board move the December meeting to the 19th in order to stay within the 90 day period.

MOTION: Phillip Truran moved to change the next meeting date to December 19, 2017.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

X. UNFINISHED BUSINESS

A. Interior Designer Proposal

Edward Daniel suggested that a Kitchen Committee be formed to further discuss and review the kitchen remodel proposal. Edward Daniel (Chairperson), Shelby Valles, Phillip Truran and Mrs. Gandham were appointed to the Committee.

B. Property Fencing – Ratification of email vote

MOTION: Phillip Truran moved to ratify the email vote allowing Tino and Milo to repair the fence damage caused from Hurricane Irma.

SECOND: Motion was seconded by Edward Daniel.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

C. Gutters and Downspouts-revisit

After discussion, the Board decided not to take any action on the gutters at this time.

D. Ice Box-revisit

After discussion, the Board decided to table any decision on the Ice Box until 2018 when there is more history on cost vs sales.

XI. NEW BUSINESS

A. Exterior Painting

The Board asked the Kitchen Committee to also review the painting proposals and inform the Board of their recommendations.

The Board discussed kayak rental/purchase and directed management to add this item on to the next agenda.

XII. EXECUTIVE SESSION

A. Personal Matters

MOTION: Phillip Truran moved to adjourn to Executive Session at 7:10 p.m.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

MOTION: Phillip Truran moved to return to regular meeting at 7:50 p.m.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

MOTION: Phillip Truran moved to approve holiday staff bonuses and 2018 raises as discussed in Executive Session.

SECOND: Motion was seconded by Michael Gandham.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

XIII. CONFIRMATION/SCHEDULING OF 2017 MEETING DATES/TIME

The next meeting is scheduled for Tuesday, December 19, 2017 at 6:00 p.m.

XIV. ADJOURNMENT

MOTION: Phillip Truran moved to adjourn the meeting at 7:53 p.m.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: Motion was approved unanimously

James Farmer, Secretary

RMS/jmf

fbc: 112817min