

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

Tuesday, April 24, 2018

I. CALL TO ORDER/ ROLL CALL

A duly noticed meeting of the Board of Directors was called to order by Edward Daniel at 6:03 p.m. at the Florida Bay Club Office. The following persons were in attendance:

Board of Directors:

Edward Daniel, via telephone
James Farmer, via telephone
Michael Heise, via telephone
John Lexa, via telephone
Wanda Robbins, via telephone

Absent:

Michael Gandham
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 5 of 7 Board members in attendance.

III. APPROVAL OF AGENDA

MOTION: Wanda Robbins moved to approve the agenda as presented.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES (03/27/18)

MOTION: John Lexa moved to approve the March 27, 2018 Regular Meeting Minutes as written.

SECOND: Motion was seconded by Wanda Robbins.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

V. TREASURER'S REPORT

Shawn Timpe-Samland reviewed the month ending March 2018 financial report, copies of which were provided to each attendee. Shawn reviewed the variance report, addressing three high variance accounts. Shawn reviewed and explained each account.

VI. MANAGEMENT REPORTS

A. Rental Report

Shawn Timpe-Samland reviewed the Rental Report as of April 18, 2018, copies of which were provided to each attendee. Shawn informed the Board that deposited Association weeks have decreased by 7 days and owner weeks by 28 days. Association confirmed days decreased by 7 days due to a cancellation.

B. Delinquency Report

Shawn Timpe-Samland reviewed the Delinquency Report as of April 13, 2018, copies of which were provided to each attendee. Shawn informed the Board that the delinquencies have decreased from last month's 177 to 49 this month. The 49 delinquencies consist of 20 in collections, 5 in the process of being deeded back, 3 in the process of being sold, 12 to be paid by May 4, 2018 and 9 weeks owned by 1 owner have been partially paid with the balance to be paid in full this fall.

C. RCI Report

Shawn Timpe-Samland reviewed the RCI Report as of March 2018, copies of which were provided to each attendee. Shawn stated that the RCI report has not changed since February due to no comment cards being returned in March.

D. Sales Report

Richard Schwartz presented the Board with an updated Net Realty Services contract. Richard explained that in the contract the Board would give Net Realty Services total flexibility on pricing of available units. In exchange, Net Realty Services would eliminate a commission percentage and instead guarantee the Association \$1,000 for 2-bedroom units sold, \$1,200 for 3-bedroom and C building units sold ensuring guaranteed income on each sale.

After some discussion by Michael Heise, the Board directed Richard to review the contract again so that the commission to Net Realty Services does not exceed the net proceeds to the Association. Richard will distribute a revised agreement to the Board for review and to conduct an email vote prior to the next Board meeting, allowing Net Realty Services to continue sales efforts.

VII. GENERAL MANAGER'S REPORT

Shelby Valles reviewed the following:

- The staff continues the process of deep cleaning each unit as they become available.
- There was an issue with carpenter ants in unit C2. Charter Pest Control inspected the unit and set bait traps. Truly Nolen also inspected and saw minor evidence of termites, noting that carpenter ants eat termites. Truly Nolen will fumigate the unit and both vendors will monitor the situation. Truly Nolen submitted a proposal on tenting the building in the event it is needed in the future. The proposal was provided to the Board.

VIII. UNFINISHED BUSINESS

A. B5 Kitchen and Bath

The Board discussed the kitchen and bath renovation designs submitted by Hospitality Resource and Design and thought that it would include some of the estimated costs for each design.

B. Complex Painting

Ed Daniel stated that the scope of work for the painting project was not the same on the three proposals received.

C. Security System Update

After a brief discussion on the proposal by Innovated Technology, the Board directed Shelby to secure two more estimates by the next meeting.

MOTION: Wanda Robbins moved to table the discussion on the agenda items under VIII. Unfinished Business until the May 29, 2018 meeting due to the absence of the President Phil Truran.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: The motion was approved unanimously.

IX. NEW BUSINESS

No new business.

X. CONFIRMATION/SCHEDULING OF NEXT MEETING DATES/TIME 2018

The next meeting is scheduled for Tuesday, May 29, 2018 at 6:00 p.m.

XI. ADJOURNMENT

MOTION: Wanda Robbins moved to adjourn the meeting at 6:43 p.m.

SECOND: Motion was seconded by James Farmer.

DISCUSSION: None.

VOTE: Motion was approved unanimously.

James Farmer, Secretary

STS/jmf

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