

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

Tuesday, June 26, 2018

I. CALL TO ORDER/ ROLL CALL

A duly noticed meeting of the Board of Directors was called to order at 6:15 p.m. at the Florida Bay Club Office. The following persons were in attendance:

Board of Directors:

Michael Heise, via telephone
Wanda Robbins, via telephone
Michael Gandham, via telephone

Vacation Resorts International and Resort Management:

Richard Schwartz, Vice President of Resort Operations/VRI, via telephone
Shawn Timpe-Samland, Director of Resort Operations/VRI, via telephone
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 not established with only three of seven Board members in attendance and it was announced that this would be an informational meeting only.

III. APPROVAL OF AGENDA

Not permitted due to quorum requirements.

IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES (05/29/18)

Not permitted due to quorum requirements.

V. TREASURER'S REPORT

No discussion.

VI. MANAGEMENT REPORTS

- A. Rental Report
- B. Delinquency Report
- C. RCI Report

No discussion.

D. Sales Report

Michael Heise inquired about the number of weeks sold to date. Richard Schwartz stated that as of June 26, 2018, 12 Association owned weeks have been sold. Richard stated that the 3 bedroom weeks have all been sold. Michael asked if they were bought by current owners, Richard replied that 4 were sold to current owners, 3 to guests of owners, 4 to exchange guests and 1 was a walk in. Michael then asked how many weeks the Association currently owns. Richard stated that the Association now owns 21 plus 15 weeks in foreclosure. Michael asked when the foreclosure weeks would be deeded back to the Association. Richard informed him that they should be deeded back by the end of November.

VII. GENERAL MANAGER'S REPORT

No discussion.

VIII. UNFINISHED BUSINESS

- A. B5 Kitchen and Bath
- B. Complex Painting

No discussion.

- C. Security System Update

Shelby Valles stated that she is still waiting for two more bids to come in.

IX. NEW BUSINESS

Shelby stated that she was having issues finding an Engineer to inspect the B5 balcony. She stated that one proposal was received and forwarded to the Board. Mike Gandham expressed concern that this needs to be addressed asap. Richard Schwartz stated he would reach out to other properties to see if anyone had a referral, Shawn stated that he would send an email to Mel Montagne with Key Insurance to see if they had a referral and Shelby stated she would ask her husband to see if anyone of his co workers had a referral.

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

- Tuesday, July 31, 2018 at 6:00 p.m.

XI. ADJOURNMENT

There being no further business the informational meeting was adjourned at 7:40 p.m.

James Farmer, Secretary

STS/jmf

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