

**Minutes**  
**CARIBBEAN BEACH CLUB ASSOCIATION, INC.**  
**Board of Directors Telephonic Meeting**  
**Ft. Myers Beach, FL**

**September 23, 2008**

**I. CALL TO ORDER/ROLL CALL**

President Dick Garrett called the meeting to order at 7:00 p.m. via teleconference at the Caribbean Beach Club, Ft. Myers Beach, Florida. The following persons were in attendance or on conference call:

Board of Directors:

Dick Garrett, President  
Dave Zibolski, Vice President  
Tom Andres, Treasurer  
John Thomson, Secretary  
Ed O'Connor, Director  
John Vary, Director  
Tony Annunziato, Director

Vacation Resorts International (VRI):

Jeff Wharton, Director of Resorts, VRI  
Ed O'Connor, General Manager

Owners:

2 owners present.

**II. NOTICE CERTIFICATION/QUORUM**

Ed O'Connor stated that meeting notice was posted in the Board approved location in accordance with the condominium documents and Florida Statutes.

A quorum was established with seven of seven Board members available in person or on conference call.

**III. APPROVAL OF MINUTES**

A. August 25-26, 2008

**MOTION:** A motion was made by Tom Andres to approve the August 25-26, 2008 Board

meeting minutes, with amendments. The motion was seconded by Dave Zibolski and approved unanimously.

Amendments to the August 25-26 minutes.

Page 9, Item VII F. Inventory Usage by Manager (second paragraph, top of page 9, remove the word probation).

Ed O'Connor requested removal of the word probation from the second paragraph of Item F.

The Board discussed it and agreed to correct the wording to add the statement, "for a lack of knowledge of System 9900", after the word probation.

The paragraph will read: "Dave Zibolski commented that this occurred during a probation period for a lack of knowledge of System 9900, and with what frequency this occurred, that VRI has lost their commissions, and the Association lost cleaning fees from the transaction? Mr. O'Connor admitted he went outside of the standard procedure to rent a unit for an owner. Jeff Wharton will document the incident with a verbal warning."

Page 8, Item VII. E. Employee Handbook, Number 1. (end of second paragraph) VRI Management was reminded of the uncontested and approved Board motion made on January 3, 2008 in which employees were deemed to be employees of the management company, not the Association.

Page 13, Item IX B. 2009 Maintenance Fee Budget (reserve funding schedule). Add building line and amounts: Building, Est. useful life 10, Est. replacement cost 150,000, Est. remaining life 10, 2008 fund exist 42,699, 2009 fund calc 10,730.

Page 8, Item VII D. Committee Reports, Number 1. (first sentence changed to) John Vary reported that the domain license has expired, and he contacted Ed O'Connor to renew, at the expense of \$114.00.

Page 9, Item VIII A. VRI and Manager Vote of Confidence – Tom Andres stated that the Board did not make any definitive conclusions from each motion (remove both "In Summary" paragraphs from the minutes) (add Tom Andres' statement) "A healthy discussion ensued by the members of the Board of Directors, and the members of VRI who were present. Numerous ideas were expressed by all parties present. No specific conclusions were adopted at this Board meeting. It was generally agreed that specific ideas would be formally presented in writing, discussed, and if approved, adopted at the next Board meeting."

**MOTION:** A motion was made by Dave Zibolski to approve all 5 amendments to the minutes. The motion was seconded by John Vary. Voting Yes: Dick Garrett, Dave Zibolski, John Thomson, John Vary, Tom Andres, Tony Annunziato. Voting No: Ed O'Connor, stating he felt the amendment to New Business, Page 9 of 14, Item VIII A, does not clarify the situation, and the motion as presented is confusing. The motion was approved.

**IV. UNFINISHED BUSINESS**

**A. Web Site Status**

John Vary provided a status report of the web site. Mr. Vary asked for assistance, and is having trouble with an ftp program, and advises seeking professional advice. He suggested starting a new web site, and temporarily provide agendas and minutes on the Yahoo site. Ed O'Connor suggested using a professional company to service the web site. Tom Andres suggested management provide a professional company for the Board to review.

Ed O'Connor suggested the Yahoo group communication is out of control. Negative communication, rental transactions, and real estate advertisement are prominent on the site. Mr. Vary suggested he would remove realtor advertisers, although free communication, negative or positive comments are appropriate on the site.

**B. Newsletter Update (Association Weeks Included)**

Ed O'Connor reported that the newsletter and the annual mailing information is almost ready and will be out on time as soon as the President and Manager letter is ready.

**C. Reserve Study Update**

John Thomson asked management to follow up on Tom Bruette's suggestion to secure a company to complete a reserve study. Ed and Jeff will meet with vendors and submit quotes to the Board for consideration.

**D. Lien Status "Stipulation of Lawsuit"**

Ed O'Connor stated that the Stipulation of Lawsuit has been filed and will not be shown on any future title searches. One lien remains and will expire in February.

**E. 2009 Presentation Budget Review**

John Thomson requested accuracy of the 2009 presentation budget prior to owner distribution. Jeff Wharton reported that the page is accurate.

**F. Domain License Status**

John Vary reported that he purchased the extension of the domain license.

**G. ABC Policy Status/Approval**

**MOTION:** A motion was made by Ed O'Connor to approve the Assessment, Billing and Collection Policy as presented at the previous meeting. The motion was seconded by Tony Annunziato and approved unanimously.

H. VRI Employees

Jeff Wharton responded by confirming that the employees are VRI employees and not Association employees. Mr. Wharton apologized for any confusion on the matter.

I. Roof Proposal

Ed O'Connor provided bids from 3 licensed roofers to replace the roof on the south building. As requested, Mr. O'Connor provided two sets of bids, one for a shingled and one for a metal roof.

**MOTION:** A motion was made by Tom Andres to acquire a metal roof. The motion was seconded by John Thomson. The motion was approved unanimously.

**MOTION:** A motion was made by Tom Andres to accept the Murton Roofing Company proposal for a metal 5V roof in the amount of \$48,610.00. The motion was seconded by Dave Zibolski. Voting Yes: Tom Andres, Dave Zibolski, John Thomson, Ed O'Connor, John Vary. Voting No: Tony Annunziato. Mr. Annunziato stated he is concerned with the cost.

V. **NEW BUSINESS**

A. November Election Tabulation Status

Ed O'Connor reported that the election process is being handled by Ellen de Haan's staff at Becker & Poliakoff. John Thomson requested that the location's fax number be included in the mail-out.

B. Candidate Verification Process

John Thomson requested that someone must confirm that the Board candidates must be financial current. Ed O'Connor suggested that all financial information will be verified for each candidate. Jeff Wharton suggested that a proposal to process a background check of all Board candidates will be submitted.

VI. **FUTURE MEETING DATES**

Future meeting dates are as follows:

November 7, 2008 – Board/Annual Meeting, 9:00 a.m. Caribbean Beach Club.

Caribbean Beach Club  
September 23, 2008

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:48 p.m.

BY: John Thomson  
John Thomson, Secretary

DATE: March 18 / 2009