

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

January 5, 2009

I. CALL TO ORDER/ROLL CALL

Vice President Dave Zibolski called the meeting to order at 6:00 p.m. via teleconference for the Caribbean Beach Club, Ft. Myers Beach, Florida. The following persons were in attendance or on conference call:

Board of Directors:

Dave Zibolski, Vice President
Tom Andres, Treasurer
John Thomson, Secretary
Ed O'Connor, Director

Excused:

Tony Annunziato

Absent:

Dick Garrett
John Vary

Vacation Resorts International (VRI) and Resort Management:

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

Owners:

1 Owner was 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 four of seven Board members available in person or on conference call.

III. APPROVAL OF MINUTES

A. November 7, 2008

MOTION: A motion was made by Tom Andres to accept the November 7, 2008 Board meeting minutes as posted. The motion was seconded by Ed O'Connor and approved unanimously.

The following changes were made to the 9:35 a.m. meeting.

1. Page 3 Item IV. D. Change the Colebrook balance number to: \$2,476,520.93.
2. Page 4 Item V. Change motion to read: **MOTION:** Ed O'Connor moved to submit all uncollectible accounts returned from CCCI, or the first collection agency, to be given to TheMVPSERVICE who will in turn make an effort to collect and resolve the accounts. The motion was seconded by John Vary. Voting Yes: Dick Garrett, Tom Andres, John Thomson, Ed O'Connor, Tony Annunziato. Voting No: Dave Zibolski.
3. Page 6 Item IX. B © Change name of company to Axis Insurance Co.
4. Page 6 Item IX. C Change Owner name to Zukowski
5. Page 7 Item X. remove future meeting dates, leave this item blank.

MOTION: A motion was made by Dave Zibolski to approve the minutes as amended. The motion was seconded by Tom Andres and approved unanimously.

The following changes were made to the 2:10 p.m. meeting:
Change the name of the meeting to Organizational Meeting.

MOTION: A motion was made by Tom Andres to approve the minutes as amended. The motion was seconded by Dave Zibolski and approved unanimously.

IV. FINANCIALS

Tom Andres suggested that changes were made to the November financial statement. Mr. Andres suggested he worked closely with VRI's bookkeeper to complete the changes. Mr. Andres suggested additional changes are forthcoming in December in preparation for the year end audit.

V. UNFINISHED BUSINESS

A. Bylaw and Two Year Staggered Term Amendment Status

Ed O'Connor reported that Ellen de Haan prepared a ballot to continue collecting votes to satisfy the number required for the aforementioned amendment. Ed and his staff are approaching each owner as they arrive to secure a ballot, although most of the owners coming in at this time previously voted. Mr. O'Connor suggested that he will provide additional information in the February newsletter.

B. Insurance Claim Update

Axis Insurance recently paid the Association in the amount of \$56,572.20. When Axis paid what it determined to be the repair cost, which was paid around July, 2006, it withheld depreciation as provided by the policy. Since the project has been completed, depreciation became payable. Merlin Law Group requested a holdback of funds from the payment for expenses incurred by their firm to defend the Association. Ed O'Connor reported that he has been in touch with Woody Isom from Merlin Law Group to request an itemized list of disbursements from their office prior to payment authorization.

C. Jenkins & Charland Summons

Caribbean Beach Club Condominium Association's Registered Agent received a Summons with a copy of a Complaint from Jenkins & Charland, Inc. The allegation provides that Caribbean Beach Club entered into a contract with Jenkins & Charland related to restoration work for the fire damaged building, where 3 invoices totaling \$17,171.69 remain unpaid.

MOTION: A motion was made by Tom Andres to pay Jenkins & Charland \$17,171.69. The motion was seconded by Ed O'Connor. Voting Yes: Dave Zibolski, Ed O'Connor, Tom Andres. Voting No: John Thomson. The motion was approved.

Ed O'Connor suggested that a representative from Merlin Law group contact Jenkins & Charland to negotiate the payment down to the amount approved by the Board of Directors.

VI. NEW BUSINESS

A. Winter Newsletter

Dave Zibolski suggested that two important items are necessary for the next newsletter: 1. Special Assessment Information, 2. Bylaw Changes and Board Term Amendments. Mr. Zibolski requested submittals from the President, Vice President, and Treasurer concerning each issue for the February newsletter. Dave Zibolski asked that the newsletter is sent out January 15th.

B. Monthly Meeting Schedule

Discussion of future meetings was postponed until the February meeting.

C. Cribs

Management received a recall warning as a result of the dangers associated with certain cribs and the injuries that may occur from such cribs or high chairs. A managerial decision was made to remove the cribs and high chairs and replace these with an outside vendor to supply upon request. Dave Zibolski requested that management investigate the prices of replacement items for consideration by the Board.

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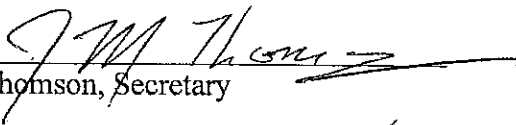
VII. FUTURE MEETING DATES

Future meeting dates are as follows:

February 23, 2009 – Board Meeting
August 17-18, 2009 – Budget Workshop
November 6, 2009 – Board/Annual Meeting

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:10 p.m.

BY: 
John Thomson, Secretary

DATE: March 18 / 2009