

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

June 30, 2009

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

President Richard Garrett called the meeting to order at 7:00 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:

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

Vacation Resorts International (VRI) and Resort Management:

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

Owners:

No owners were 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 six of seven Board members available in person or on conference call.

### **III. APPROVAL OF MINUTES**

A. May 26, 2009

**MOTION:** Dave Zibolski moved to approve the May 26, 2009 minutes. The motion was seconded by John Vary and approved unanimously.

Tom Andres joined the meeting.

Tom Andres requested that the record reflect his objection to the motion under New Business in the May 26, 2009 Board meeting minutes. Mr. Andres stated that he objected to the Board's approval to spend money from the special assessment account for an operating expense item, and that the approval to spend money should comply with the Florida Statute regarding special assessment expenses, and only for that purpose.

Management responded that the purpose of the recommendation was based on the premise the well monitoring was previously paid from the fire fund and should continue to do so.

No further action was taken at this meeting.

### **IV. UNFINISHED BUSINESS**

No unfinished business.

### **V. NEW BUSINESS**

A. Walkway Painting Bids

Ed O'Connor reviewed proposals from three different painting contractors to furnish labor, materials and equipment necessary to complete the walkway texture removal, waterproofing, and deck coating.

**MOTION:** John Thomson moved to request that Mr. O'Connor approach South Florida Painting and Waterproofing Co., Inc. to rewrite their contract with same money as current, being more specific on items such as cracks, steps, holes, warranties, etc. (same as Vic's contract), and once they come back with that information Mr. O'Connor can proceed with South Florida; otherwise, the proposals have to be discussed at a future session. The contract consists of north building option #1 and south building option #2. The motion was seconded by Tom Andres and approved unanimously.

The funds for the project will be paid by building reserves.

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B. Collection Accounts Requesting Deed Back

Ed O'Connor commented that owners in collections are requesting to deed their account back to the Association. Mr. O'Connor reviewed the status of other delinquent accounts and the efforts by TheMVPSales to resolve these accounts.

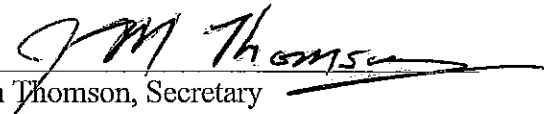
**VI. FUTURE MEETING DATES**

Future meeting dates are as follows:

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

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:18 p.m.

BY:   
John Thomson, Secretary

DATE: Dec 01/09