

Winter 2008



7600 Estero Blvd. • Fort Myers Beach • Florida • 33931

The President's Letter:

As your newly elected President, I send you greetings and best wishes for the Holiday Season although it may be already past by the time you receive this. It certainly has been a busy time since the November meeting and I will touch on many of those events in this newsletter.

At the annual meeting the election results were as follows: Reelected were Tom Andres and myself. Tony Annunziato was elected to fill the vacancy left by the resignations of Al Banker for health reasons. I certainly want to thank Al for his many years of dedicated service to CBC and wish him wellspeed. At the reorganization meeting, elections resulted in the following: Richard Garrett - President; Dave Zibolski - Vice President; John Thomson - Secretary; and Tom Andres - Treasurer. Again I would thank Dave Zibolski for his dedicated effort as past president.

As those of you who have recently stayed at CBC know, we have finally completed the new building and it has been occupied since week 47. Yes, there have been a few glitches, but these are being corrected as quickly as possible. It is certainly a major accomplishment to have all 44 units usable again. I know it has been hard for those of us who haven't been able to use our units for several years, but once you see the result, some of the sting may go away!! The elevator is operational and receiving heavy use.

You also are well aware that we had to borrow in order to get this far as the insurance company has still not settled our claim. So beginning in January, we will have to start paying back on the principal and also continue to make the monthly interest payments. Since we have already had a special assessment this past year, we are OK for the present, but will need to discuss a further assessment at our February meeting. The lawsuit is now in the discovery stage with a hope for mediation in the spring. However, without a settlement that we can accept, continued assessments will be necessary.

At this time I need to thank our entire staff for all the extra time and effort they put in to help get the new building up and functional as well as keeping the rest of the units in tip-top shape.

The Board will continue to look out for your best interests and strive to make CBC the best on the Beach !!

Best Wishes,
Richard E. Garrett, CBC Board President

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From the Manager's Desk . . .

Happy belated Holidays from your staff at CBC and Happy Valentine's Day. 2007 has come and gone and what a year! The opening of the new building was our top priority and after several unanticipated delays, the first owner moved in, during week 47. We probably should have waited another few weeks as we were not allowed into the building until four days before opening. Many items, such as air conditioners, phones, TVs, etc., had not been fine tuned at that time. We thank those who have been in residence for their patience.

The elevator was not in operation for several weeks requiring the guests to climb two or three stories, not an easy task. It is now in full operation, running smoothly and makes a great addition. You will find the grounds in as good a shape as ever because of the plantings that were required by the county before giving us a Certificate of Occupancy. An improved irrigation system was installed to keep the grass green and the plants blooming. As a result of the trees planted along Estero Boulevard, our sign became invisible. It will be replaced by one at the front of the original building over the office as well as a small sign with our street number at each driveway.

The Hot Tub has been completely refinished and three new pool heaters installed, just in time for the winter months. The pool is badly in need of repair as are the pavers around it. Repairs will most likely be undertaken sometime in June or September, our slowest months. We will keep you advised, so that owners may consider alternate plans.

Those units not affected by the fire have been painted the same color as the new units, and many TVs were replaced. At the upcoming Board meeting in February, I will ask for permission to replace the 28 old lounge chairs with new recliners similar to those in the new building. Sofas will have to wait another year or two. Air conditioners and TVs are being replaced on an as-needed basis.

In addition the following projects have been completed:

- * All stairs have been striped with abrasive tape for your safety.
- * The parking lot has been repaved and re-striped with the addition of several spaces.
- * An outdoor ping-pong table and a horseshoe court has been added for your enjoyment.
- * Rotted fascia and the old, never used awning over the coffee machine has been replaced.
- * Two new picnic tables and extra lounge chairs have been added.
- * Three grills were purchased and older ones refurbished.
- * Picnic area with grills & tables established between the gazebo & new building

Our staff has changed somewhat in 2007. Frank Schmidt and Robyn Patton are no longer with us. Tony Annunziato is part-time maintenance with Dave Billard full time. Rosie is now a full time employee, doing housekeeping. In the front office, Donna Crowe has been promoted to Assistant Manager supported by our newest addition, Joyce Brunet as Activities-Front Desk. Stop in and say hello when you are in the area. Unfortunately, Phillis Hill, our long-time sales representative retired Dec. 31. Phillis will always be remembered for her upbeat attitude and friendly personality. She has stayed with CBC through the best and the worst of times and will be missed.

I look forward to 2008 with the new staff and hope to continue working to make CBC the pride of Fort Myers Beach. I am open to any suggestions or criticism. Feel free to call or email.

Happy Belated New Year!

Ed O'Connor

Rental Agreements

Did you know that you could put your unit up for rent right in the resort office? VRI will list and advertise your unit for you. We can also take advantage of the walk-in business if we have your listing. All you have to do is stop in or call the office to get a rental agreement. As soon as we have your completed rental agreement on file we will add your unit to the current rental listings. All units are rented on a first-come, first-served basis.

If you rent your unit yourself or you are sending relatives or friends, please mail or fax a letter with your week/unit number and name along with the name and address of the guest you are sending and we will mail them a welcome letter and book the unit in their name.

Notice!!! Check-in is at 3 p.m.!

We have had owners and guests arriving to check-in as early as 11 a.m. Check-in time is 3 p.m., and check-out time is 10 a.m. This allows us only five hours to clean all rooms and, just as important, do necessary maintenance. We service move-overs first. Please take this into consideration. If your room is not ready before three, don't pressure the staff, as it will only result in sub-quality cleaning or maintenance. The Staff.

Call For Resumes

Interested In Running For The Board? There will be four (4) positions available on the Board of Directors at the November Annual Meeting.

- Board Members are elected for a two (2) year term.
- Three (3) meetings, including the annual meeting are held each year. Other meetings on an as needed basis.
- Board Members receive monthly reports on operations and association business.

If you are interested in serving as a member of the Board of Directors, please send a short (150 words or less) resume to: Caribbean Beach Club, 7600 Estero Blvd., Fort Myers, FL 33931. Resumes must be received no later than September 28, 2008.

Resumes received longer than 150 words will be returned to sender for revision

Check-In Procedures

Please remember when you arrive at the resort for check-in you are going to be asked for your credit card. This applies to owners, owner guests as well as exchangers. The purpose of this is to authorize a security deposit during your stay and also to allow you to be able to charge purchases to your room while you are checked-in the resort. If you are using your regular week and there are no charges to your room it will be invisible to you. If there were some charges to your room during your stay you will receive the receipt for these at checkout. The most important reason for this is to protect the association from having to pay for damage and loss incurred due to owners or guests during their stay here. If you are arriving after office hours please stop in the office to complete your check-in the next day.



BUY OR SELL TIMESHARE

SALES SERVICE
at
Caribbean Beach Club

Contact:
Caribeansales@themvp-service.com

1-877-687-4405

TheMVPService

TheMVPService

Many of you know Phyllis Hill, the sales agent who has been here for nearly 20 years. She has decided to retire. The CBC Owners' Association is pleased to welcome TheMVPService, a sales service organization, to the resort. This group is headed by seasoned timeshare professionals who have been in the business for many years. While they have a tough act to follow, they are looking forward to achieving a consistent sales pace and prices more indicative of the quality of CBC. Staffed by licensed real estate professionals, TheMVPService's office is located on-site. Associates are available to talk with you about your vacation ownership needs Monday-Friday from 8:30 a.m. until 4:30 p.m. No appointment is necessary, or you can call anytime toll-free at 877-(MVP)-4405 (877-687-4405). They can also be reached on-site at extension 6109. Please join us in welcoming them.