CARIBBEAN BEACH CLUB ASSOCIATION, INC.
TELEPHONIC BOARD OF DIRECTORS MEETING
Ft. Myers Beach, FL
Minutes
May 14, 2018

I. CALL TO ORDER/ROLL CALL/QUORUM VERIFICATION

Vice President John Vary called the meeting of the Caribbean Beach Club Association, Inc. Board of Directors to order at 6:05 pm. The following were in attendance via telephone:

Board of Directors:
John Vary, Vice President
David Siktberg, Treasurer
David Zibolski, Secretary
Anthony Annunziato, Director
Sarah McElwee, Director

Absent:
Edward O'Connor, President
Steve Elbing, Director

Defender Resorts/Resort Management:
Pam Cordell, Senior Vice President
Peter Pasca, Regional Vice President of Operations
Sondra Ritchie, General Manager

Guests:
Three Owners were in attendance.

II. NOTICE VERIFICATION

Sondra Ritchie verified the notice of meeting had been posted on the Board approved location in accordance with the condominium documents and Florida Statutes.

III. APPROVAL OF MINUTES

February 26, 2018 Board of Directors Meeting

MOTION: Upon a motion by David Zibolski and a second by David Siktberg, the Board moved the February 26, 2018 Board Meeting Minutes be approved as written. Motion passes unanimously.

April 23, 2018 Special Called Board Meeting
The minutes were amended under New Business to report the Board authorized Peter Pasca to split the coverage, and if so obtain a quote from Ameri-Flood.

MOTION: Upon a motion by David Zibolski and a second by David Siktberg, the Board moved the April 23, 2018 Special Called Board Meeting Minutes be approved as amended. Motion passes unanimously.

IV. FINANCIALS
March 2018 Financials

David Siktberg presented and discussed the financials as of March 31, 2018.

V. UNFINISHED BUSINESS

Key Card Update
Peter Pasca reported he is waiting on Dormakaba to make a site visit to finalize paperwork.

Dining Room Furniture Update
Sondra Ritchie presented the Board with a quote from Klugman Enterprises for new chairs to match the tables purchased for the lanai units.

MOTION: Upon a motion by David Siktberg and a second by David Zibolski, the Board approved moving forward with purchasing 72 dining room chairs (to match the previously purchased tables) for the units with lanais, at a cost not to exceed $8,352 plus tax and shipping. Motion passes unanimously.

Roof Update
Peter Pasca presented an update on the on the roof damage and repairs to the North Building. A roofing consultant made a visit to the property, examined all three roofs, and presented a report to Management. Management will submit reports and estimates to the insurance agency and report back to the Board at the August meeting.

Billing and Collections-Attorney Report
The Board had requested that the Association's Attorney review the current Billing and Collection Policy and submit any recommended changes. John Vary presented the Attorney's recommendations bases on changes in Florida Law. The recommended changes will be placed into a draft policy by Management for the Board's review at the August meeting.

Engineer/Architect Report
Sondra presented a proposal to cover the engineering study for the Board's consideration.

MOTION: Upon a motion by David Siktberg and a second by Sarah McElwee, the Board moved accept the proposal to review the parking lot changes and updating the building facade as provided by Fowler on May 8th, at a cost no to exceed $5,600. Motion passes with a 4-1 vote, with Anthony Annunziato voting no.

Flood Zone Update
Sondra Ritchie presented an update stating she has supplied the requested information and a site visit is planned to help make a determination of the zone.

Insurance Renewal Update

Peter Pasca provided an update on the insurance renewal. A separate Flood Policy has been purchased at a reduced cost than the previously submitted combined proposal. Total cost of policy is $198,000.

Reserve Study Update

David Siktberg discussed the GAB proposal, and how to restructure the review in order to have viable study for use at the Budget meeting.

Defender Contract Renewal

Directors Sarah McElwee, John Vary, and David Zibolski will work together to create an evaluation process for Defender and future contract considerations to present to the remaining Board.

VI. NEW BUSINESS

2017 Audit

No update presented.

Elections-President's Proxies

John Vary spoke on behalf of President O'Connor in his absence. The President would like to see policies and procedures put into place for the electors who vote the Board proxy votes, so that they know what their obligations are when they review the proxies/ballots.

MOTION: Upon a motion by Anthony Annunziato and a second by Sarah McElwee, the Board moved to consider policy and procedures for the voting committee for discussion at August meeting. Motion passes unanimously.

VII. ADJOURNMENT

MOTION: Upon a motion the meeting adjourned at 7:37 pm.

BY: _____

DATE: _____