

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

January 17, 2012

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

President Richard Garrett called the meeting to order at 6:00 p.m. for the Caribbean Beach Club, Ft. Myers Beach, Florida. The following persons were in attendance or participated via teleconference:

Board of Directors:

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

Becker & Poliakoff, PA

Attorney Ellen Hirsch de Haan

Vacation Resorts International (VRI):

Jan Samson, Sr. Vice President of Resort Operations, VRI  
Jeff Wharton, Director of Resorts, VRI

Owners:

2 owners present

**II. NOTICE VERIFICATION/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 via teleconference.

### III. UNFINISHED BUSINESS

#### A. ADA Pool Lift Proposal

Ed O'Connor reviewed a variety of pool lift proposals from multiple vendors. Tony Annunziato and Ed O'Connor answered questions on additional requirements for placement, securing, and a source to recharge the lift. The Board of Directors asked VRI to establish a policy for usage.

**MOTION:** Ed O'Connor moved to approve the purchase of the ADA approved PAL portable pool lift from "In the Swim" Company, at a price of \$5,746.00 plus \$422.99 for the cover and taxes, paid with pool reserves CBC946. The motion was seconded by Tony Annunziato and approved unanimously.

#### B. Tax Allocation

Tom Andres reviewed changes to a letter he drafted for all owners concerning the 2012 tax rate increase, which will be included in the next newsletter. Mr. Andres suggested that Lee County reviewed and approved the changes to the 2012 tax allocation, and will be included in the future budget planning process. Mr. Andres suggested he will respond to individual owner's requests individually. Dave Zibolski suggested the Board add to the newsletter that the Board is responsive to viable owner requests.

#### C. Axis Lawsuit

Ed O'Connor and John Vary provided a review of the previous week's meeting held between Merlin Law group attorneys and the two members from the Caribbean Board in preparation for the case scheduled for March. Mr. O'Connor outlined the status of the pending lawsuit, causes for action, and claim amounts. John Vary outlined Axis' offer to settle, and the basis of their defense.

### IV. EXECUTIVE SESSION

**MOTION:** Dave Zibolski moved to proceed into Executive Session. The motion was seconded by John Vary and approved unanimously.

**MOTION:** Ed O'Connor moved to exit from Executive Session. The motion was seconded by Dave Zibolski and approved unanimously.

### V. NEW BUSINESS

**MOTION:** Dave Zibolski moved to pay John Vary's expenses and lodging during the term of the trial. The motion was seconded by Tony Annunziato and approved unanimously.

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**VI. FUTURE MEETING DATES**

The future meeting dates are as follows:

March 19, 2012 – 9:30 a.m. – Board Meeting

August 13-14, 2012 – 9:30 a.m. – Budget Workshop

October 29, 2012 – 9:30 a.m. – Budget and Annual Meetings

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:55 p.m.

BY: John Thomson  
John Thomson, Secretary

DATE: April 11 / 2012