

CARIBBEAN BEACH CLUB ASSOCIATION, INC.
BOARD OF DIRECTORS TELEPHONIC MEETING
Ft. Myers Beach, FL
Minutes
June 27, 2017

CALL TO ORDER/ROLL CALL/QUORUM VERIFICATION

President Edward O'Connor called the meeting of the Caribbean Beach Club Association, Inc. Board of Directors to order at 7:05 p.m. The following were in attendance:

Board of Directors:

Edward O'Connor, President
John Vary, Vice President
Thomas Andres, Treasurer
Anthony Annunziato, Director
David Siktberg, Director
David Zibolski, Secretary

Absent (Excused)

Steve Elbing, Director

Defender Resorts/Resort Management:

Mark Westbrook, Chief Operating Officer
Peter Pasca, Regional Director of Operations
Mary Allison, Guest Services

NOTICE VERIFICATION

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

APPROVAL OF MINUTES

May 19, 2017 Board of Directors Meeting

MOTION: Upon a motion by David Siktberg and a second by John Vary, the Board unanimously approved the May 19, 2017 Board Meeting Minutes as written.

UNFINISHED BUSINESS

Middle Building

Review RFP's

There was discussion on the Middle Building renovations.

MOTION: Dave Siktberg, second by Ed O'Connor, to approve Phase 1 of the RFP presented by Fowler Construction. Phase 2 to be reviewed with the Board before commencement. Vote taken: Ed O'Connor-Yes, Dave Zibolski-Yes, Dave Siktberg-Yes, Anthony Annunziato-No, John Vary-No, and Tom Andres-No.

Motion fails due to tie vote of 3:3.

Caribbean Beach Club
June 27, 2017

NEW BUSINESS

Appraisal of South Building

John Vary presented his report. No actions taken.

COMMITTEE REPORTS

Investment Committee

John Vary presented the Investment Report.

MOTION: Upon a motion by John Vary and a second by Tom Andres, the Board authorizes the Investment Committee to invest funds into the Schwab Money Market Account. Vote taken. Ed O'Connor-Yes, Dave Zibolski-Yes, Dave Siktberg-Yes, Anthony Annunziato-Yes, John Vary-Yes, and Tom Andres-Yes. Motion passed unanimously.

FUTURE MEETING DATES

Budget Meeting: August 18, 2017 - Caribbean Beach Club Recreation Room
Board Meeting: October 27, 2017 - Caribbean Beach Club Recreation Room
Annual Meeting: October 27, 2017 - Caribbean Beach Club Recreation Room
Organizational Meeting: October 27, 2017 following Annual Meeting

CALL FOR ADJOURNMENT

MOTION: Upon a motion by Dave Siktberg and a second by John Vary, the meeting adjourned at 8:25 p.m.

BY: David B. Jib

DATE: 08-18-17

CARIBBEAN BEACH CLUB ASSOCIATION, INC.
BOARD OF DIRECTORS TELEPHONIC MEETING
Ft. Myers Beach, FL
Minutes
July 12, 2017

CALL TO ORDER/ROLL CALL/QUORUM VERIFICATION

President Edward O'Connor called the meeting of the Caribbean Beach Club Association, Inc. Board of Directors to order at 7:03 p.m. The following were in attendance:

Board of Directors:

Edward O'Connor, President
John Vary, Vice President
Thomas Andres, Treasurer
David Zibolski, Secretary
Anthony Annunziato, Director
David Siktberg, Director
Steve Elbing, Director

Defender Resorts/Resort Management:

Mark Westbrook, Chief Operating Officer
Peter Pasca, Regional Director of Operations
Sondra Ritchie, General Manager

Owners

Three Owners were in attendance.

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.

**RECONSIDERATION TO APPROVE FOWLER PHASE 1 PROPOSAL
CONSIDERATION TO APPROVE FOWLER PHASE 2 PROPOSAL**

MOTION: Dave Zibolski made a motion, seconded by Steve Elbing, to accept and approve Fowler Phase 1 & 2 proposal at a cost of \$13,200 to be paid from the settlement fund. Vote passes unanimously.

MOTION: John Vary made a motion, seconded by Ed O'Connor, requesting copies of the proposals be attached to the minutes and the word "owners" in the fourth bullet point be changed to "Board" in Phase 2 of the proposal. President O'Connor stated he will take care of the changes. Vote passes unanimously.

CALL FOR ADJOURNMENT

MOTION: Upon a motion by Steve Elbing and a second by John Vary, the meeting adjourned at 7:45 p.m.

BY: David B. John

DATE: 08-18-17