

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

March 24, 2014

I. CALL TO ORDER/ROLL CALL

President John Vary called the meeting to order at 7:00 p.m. for Caribbean Beach Club, Ft. Myers Beach, Florida. The following persons were in attendance or participated via teleconference:

Board of Directors:

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

Vacation Resorts International (VRI):

Jan Samson, Sr. Vice President of Resort Operations, VRI
Jeff Wharton, Director of Resorts, VRI
Laurie Meier, General Manager

Owners:

1 owner present

II. NOTICE VERIFICATION/QUORUM

Management 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.

MOTION: Dave Zibolski moved to amend the agenda under New Business: Item B. Vote on action as a result of Executive Session. The motion was seconded by Ed O'Connor and approved unanimously.

MOTION: John Vary moved to amend the agenda under New Business: Item C. RCI Scores, and Item D. Rentals. The motion was seconded by John Thomson.

Approved: Tony Annunziato, John Vary

Opposed: Dave Zibolski, John Thomson, Tom Andres, Ed O'Connor, Richard Garrett
The motion failed.

III. APPROVAL OF MINUTES

MOTION: Richard Garrett moved to approve the March 2, 2014, Board of Directors Board Meeting minutes as presented. The motion was seconded by Tom Andres and by roll call vote was approved unanimously.

MOTION: Richard Garrett moved to approve the March 3, 2014, Board of Directors Meeting minutes. The motion failed for a second.

MOTION: Dave Zibolski moved to amend the March 3, 2014, Board of Directors Board Meeting minutes. The motion was seconded by John Thomson.

Approved: Dave Zibolski, John Thomson, Tom Andres, Tony Annunziato, Richard Garrett, John Vary.

Opposed: Ed O'Connor. The minutes must be reworked between the Management Company and the Secretary.

The motion was approved.

Amendments:

Item IV. E. The Board noted that their properly motioned and unanimously approved directive to send 39 accounts to non-judicial foreclosure on 10/28/13 still has not been completed by management

MOTION: Dave Zibolski moved to have the minutes follow the order the meeting occurred or it doesn't makes sense. The motion was seconded by Tony Annunziato and by roll call vote approved unanimously.

Mr. Zibolski recommended that Management and the Secretary revise the minutes and include Board member changes.

IV. UNFINISHED BUSINESS

A. Individual Unit Tax Allocation

Management reviewed a response from the Lee County Tax Appraiser's office confirming the tax allocation and supporting sales documents. Management reviewed a revised billing allocation proposal submitted to John Vary to change the amount charged to each owner for the 2015 budget year. No action was taken.

B. Dunes

Ed O'Connor reported that the Department of Environmental Protection (DEP) responded to his request to complete an inspection of the north vegetation area after an extensive removal of overgrown invasive shrubs. The DEP reported that due to the filling in of the lagoon, the area is not regulated. The Association may continue to remove invasive plant species and replace with larger native plants like sea oats.

C. Well

Management reported that Irrigation Plus requires another form to complete the permitting process. Once complete, they will expedite the project.

MOTION: Ed O'Connor moved to request that Dave Zibolski sign the form for the well permit. The motion was seconded by Richard Garrett and approved unanimously.

D. Activity Program

Management reported that the 20 hour requirement is being met during the weekly activity programs.

V. **NEW BUSINESS**

A. 2014 - 2015 Insurance Proposals

Three Brokers were invited, with only two participating to provide quotes for coverage of insurance for the following coverage: Property, Wind, General Liability, Umbrella, Equipment Breakdown, Crime, Directors & Officers and Flood coverage.

John Vary reported on the differences between the Armstrong and Willis quote. Mr. Vary asked if Armstrong's additional \$75,000 cost to cover the Ordinance or Law for the south/middle building was worth the additional cost.

MOTION: Ed O'Connor moved to approve the Willis of Florida, Inc. insurance proposal at \$110,262.12 and for all lines of insurance for 2014 - 2015 with the exception of the FEMA coverage for the center building at \$8,224.00, south building at \$14,394.00, and the north building to be supplied. The motion was seconded by Richard Garrett and by roll call vote approved unanimously.

VI. **EXECUTIVE SESSION**

MOTION: Dave Zibolski moved to close the Regular Session and move into Executive Session at 8:41 p.m. The motion was seconded by John Thomson and approved unanimously.

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MOTION: Dave Zibolski moved to close the Executive Session and move into Regular Session at 9:10 p.m. The motion was seconded by John Thomson and was approved unanimously.

New Business continued:

B. Executive Session Results

MOTION: Dave Zibolski moved that the Caribbean Beach Club Board of Directors does not renew the VRI contract after June 30, 2014. The motion was seconded by John Thomson.
Approved: Dave Zibolski, John Thomson, Tony Annunziato, John Vary
Opposed: Tom Andres, Ed O'Connor, Richard Garrett
The motion was approved.

VII. FUTURE MEETING DATES

President John Vary has scheduled a teleconference for Wednesday, April 16th at 7:00 p.m.

The May 15, 2014 meeting was cancelled.

August 25th and 26th for 2015 budgeting purposes.
October 27th Annual Owners Meeting

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:24 p.m.

BY: _____

John Thomson
John Thomson, Secretary

DATE: _____

May 22 / 2014