

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

March 29, 2012

I. CALL TO ORDER/ROLL CALL

President Richard Garrett called the meeting to order at 6:01 p.m. at 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

Vacation Resorts International (VRI):

Jeff Wharton, Director of Resorts, VRI

Owners:

No 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

MOTION: John Vary moved to table discussion of all items under unfinished business until the next meeting. The motion was seconded by Dave Zibolski. The motion failed.

Approved: John Vary, Dave Zibolski

Opposed: Tom Andres, Tony Annunziato, Ed O'Connor, Dick Garrett

Caribbean Beach Club
March 29, 2012

Tom Andres suggested discussing the doors. Dave Zibolski referred to his e-mail in advance of the meeting, stating there was insufficient information with the door quotes.

MOTION: Tony Annunziato moved to table everything except the insurance and door proposals. The motion was seconded by Tom Andres. The motion was approved.

Approved: Tom Andres, Dave Zibolski, John Vary, Tony Annunziato, Ed O'Connor, Dick Garrett

Opposed: None

John Thomson joined the meeting.

A. Insurance Renewal

Efforts to provide competitive Brokers failed, based on unavailability to secure quotes from qualified carriers. Willis of Florida presented an insurance renewal proposal.

John Vary reviewed each of Tom Andres's questions concerning insurance coverage, property values, coverage limits, claims, rebuilding, and policy questions. Mr. Vary added a question if Citizens may be an option to provide coverage for the property. All questions were reviewed in detail.

Mr. Vary outlined each insurance company, policy terms & conditions, premiums, coverage limits and deductibles. A few outstanding questions for the Broker remained, although not to delay renewal by April 1, 2012. Mr. Vary made recommendations for additional coverage of ordinance & law coverage for the middle building with Rockhill.

MOTION: Tom Andres moved to accept the recommendation from John Vary for the insurance coverage at a cost of \$140,035.10. The motion was seconded by Ed O'Connor. The motion was approved unanimously.

Approved: Tom Andres, Dave Zibolski, Tony Annunziato, John Thomson, John Vary, Ed O'Connor, Dick Garrett

Opposed: None

MOTION: John Vary moved to authorize Board Member Tony Annunziato to execute the insurance renewal contract with Willis Insurance Company. The motion was seconded by Dave Zibolski. The motion was approved unanimously.

Approved: Tom Andres, Dave Zibolski, John Vary, Tony Annunziato, John Thomson, Ed O'Connor, Dick Garrett

B. Day Use Policy

Tabled until the next meeting.

C. Rules & Regulations

Tabled until the next meeting.

D. Center & South Building Doors

MOTION: Tom Andres moved to accept Anything In Doors' proposal for \$21,300.00, including \$550.00 permitting and sales tax, dated March 26, 2012. The motion was seconded by Ed O'Connor. The motion failed.

Approved: Tom Andres, Ed O'Connor

Opposed: Dave Zibolski - Insufficient information, Tony Annunziato - No to 29 doors, John Thomson - No to 29 doors, John Vary - Limit to 8 doors

Further discussion on providing Board requested examples, additional detail of the work and references for the Board to review.

MOTION: Ed O'Connor moved to accept the contract by Anything In Doors for 29 doors, at a price not to exceed \$21,700.00, contingent on approval of the first 8 doors to be installed before the August meeting. The motion was seconded by John Vary. The motion failed.

Approved: John Vary, Ed O'Connor,

Opposed: Tom Andres, Dave Zibolski, John Thomson, Tony Annunziato - No on 29 doors.

MOTION: Tony Annunziato moved to contract for 8 doors and a second contract will be proposed pending approval of the 8 doors. The motion was seconded by Tom Andres. The motion was withdrawn.

The Board requested a contract for 8 doors with permit costs for the August meeting.

E. Front Office Doors

MOTION: Ed O'Connor moved to accept Anything In Doors' bid for \$4,200, plus \$252.00 that include permitting and tax, to be paid out of reserve account #944. The motion was seconded by Tom Andres. The motion was approved.

John Thomson, John Vary exited the meeting.

Approved: Tom Andres, Dave Zibolski, Ed O'Connor, Tony Annunziato, Dick Garrett

Opposed: None

IV. NEW BUSINESS

No new business.

Caribbean Beach Club
March 29, 2012


V. FUTURE MEETING DATES

The future meeting dates are as follows:

August 6-7, 2012 – 8:30 a.m. – Budget Workshop
October 29, 2012 – 8:30 a.m. – Budget and Annual Meetings

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:22 p.m.

BY: 
John Thomson, Secretary

DATE: Sept 02 / 2012