

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

November 20, 2013

I. CALL TO ORDER/ROLL CALL

President John Vary called the meeting to order at 7:01 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):

Jeff Wharton, Director of Resorts, VRI
Laurie Meier, General Manager

Owners:

No owners 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 six of seven Board members available in person or via teleconference. Richard Garrett joined the meeting in progress.

III. APPROVAL OF MINUTES

MOTION: Tom Andres moved to approve the October 28, 2013, 8:32 a.m. Board of Directors Board Meeting minutes as they will be amended. The motion was seconded by Ed O'Connor and approved unanimously.

Changes:

Pg. 5/9 Item C last Sentence: Except for housekeeping, recent reports indicate scores are improving in areas necessary to maintain a Silver Crown Award level.

Pg. 7/9 Item B. First sentence: Management submitted multiple vendor proposals to enhance the wireless connectivity for the CBC owners and guests.

Pg. 7/9 Item D. Motion: Ed O'Connor moved to authorize management to retain an Interior Decorator not to exceed \$2,500, familiar with timeshare to study the interior of the south building and present a decorating plan. ~~not to exceed \$2500 for recommendations~~

Pg. 8/9 Item B. b. 4th sentence: Merlin Law Group responded with a brief and cross appeal, addressing the date ~~which~~ when interest started.

MOTION: Ed O'Connor moved to approve the October 28, 2013, 2:26 p.m. Board of Directors Organizational Meeting minutes. The motion was seconded by Dave Zibolski and approved unanimously.

IV. UNFINISHED BUSINESS

A. Sales Contracts

MOTION: Ed O'Connor moved to table the contract discussion with TheMVPSservice until a future date before December 15, 2013. The motion was seconded by Richard Garrett. The motion was withdrawn.

Management relayed recent developments of a new agreement between TheMVPSservice and Vacatia.com, a web-based timeshare sales site. Management provided minor details of the agreement between the two companies and how it would affect Caribbean Beach Club.

MOTION: Ed O'Connor moved to table the negotiations with TheMVPSservice and Timeshare Liquidators until we have proposals in writing. The motion was seconded by Richard Garrett and approved unanimously.

MOTION: Ed O'Connor moved to authorize TheMVPSservice with registering the number of units for sale at no cost to the Association. The motion was seconded by Tony Annunziato and approved unanimously.

B. Water Shutoff

Management provided the results of a partial discovery of water lines leading to the buildings, with unknowns remaining until approval is provided to access areas under the parking lot. During a walkthrough earlier today, Conidaris Contractors recommended replacement of the main lines with a new line to each building, adding multiple shutoff points to each area. A proposal is forthcoming, to be discussed at the next Board meeting.

V. NEW BUSINESS

A. Balcony Inspection Report

Management reported that Arnold-Sanders, Consulting Engineering, Inc. completed the biennial general inspection of lanais, walkways slabs and guardrails. The completed report is the summary of the engineering firm's findings with a detailed list of specific areas in need of repair, as provided in the conclusion section of the report. Arnold-Sanders will provide contractor recommendations capable of making the necessary repairs to the outlined areas. Management will present proposals at a future meeting. A copy of the report will be sent to the Board of Directors.

VI. FUTURE MEETING DATES

The Board of Directors asked to prepare the following items for the next meeting:

Sales contracts

Water line replacement proposal

A. January 7, 2014 – 7:00 p.m. (teleconference) Board Meeting

B. March 3, 2014 – 8:30 a.m. Board Meeting

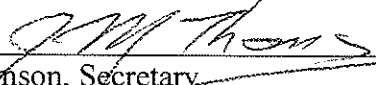
C. August 25-26, 2014 – 8:30 a.m. Budget Workshop

D. October 27, 2014 – 8:30 a.m. Budget/Annual Owners Meeting

VII. ADJOURNMENT

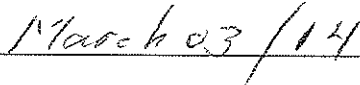
There being no further business, the meeting was adjourned at 8:03 p.m.

BY:



John Thomson, Secretary

DATE:



March 03 / 14