

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

October 1, 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)/Resort Management:

Jan Samson, Senior VP of Resort Operations, 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 seven of seven Board members available in person or via teleconference.

MOTION: John Thomson moved to amend the meeting agenda to include approval of the August 12-13 meeting minutes. The motion was seconded by Ed O'Connor and approved unanimously.

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III. APPROVAL OF MINUTES

August 12-13, 2013 Board Meetings

MOTION: Richard Garrett moved to accept the August 12-13, 2013 Board of Directors Board Meeting minutes. The motion was seconded by Dave Zibolski.

Requested changes:

Item IV. A. 2. First sentence ~~projects, cost totals, and comparison to full funding components, estimated replacement cost, and 2014 statutory funding requirements.~~

MOTION: ~~reserves statutory contribution~~

Add spreadsheet as exhibit to minutes.

Item IV. B. 1. ~~2013 Maintenance Fee-Delinquency~~ as of July 23, 2013

Item V. Manager Report - Add Manager Report as exhibit to minutes.

Item V. A. 2. ~~Ed O'Connor or John Vary will request a certified copy of the blueprint for the North building from the architect.~~

Item V. B. After motion, add: Next meeting 10/1/2013

Item VII. B. Second paragraph. ~~The HOA- Caribbean Beach Club Timeshare Association.~~
Add to end: THE BOARD OF DIRECTORS TOOK NO ACTION ON THE PROPOSAL.

Item VII. B. Third paragraph, add at end: THE BOARD OF DIRECTORS TOOK NO ACTION ON THE PROPOSAL.

Item VIII. C. 2. ~~\$1,779.00-\$17,795.08~~

Item VIII D. Add to first paragraph: John Vary enlisted Tony Annunziato and Dave Zibolski as an ad hoc committee to prepare information in the forthcoming newsletter.

MOTION: Ed O'Connor moved to approve the August 12-13, 2013 Board of Directors Board Meeting minutes as amended.

August 13, 2013 6:00 p.m. Board Meeting

MOTION: Dave Zibolski moved to approve the August 13, 2013 Board of Directors Board Meeting minutes. The motion was seconded by Richard Garrett.

Approved: Dave Zibolski, Richard Garrett, John Thomson, Ed O'Connor, Tony Annunziato

Opposed: Tom Andres. Because there are no minutes presented. The motion was approved.

IV. UNFINISHED BUSINESS

A. Pipe Hangers

Management provided revised proposals to replace the hangers throughout the north building.

MOTION: Ed O'Connor moved to accept the Cintas fire protection proposal to replace the pipe hangers at \$9,925.00. The motion was seconded by Tom Andres.

MOTION: Ed O'Connor moved to table the motion until a study of the pipe hanger condition is provided with a condition report of the hangers. The motion was seconded by Richard Garrett. Approved: Ed O'Connor, John Thomson, Richard Garrett, John Vary. Opposed: Dave Zibolski, Tom Andres, Tony Annunziato. The motion was approved.

B. Dock Railing

Management provided proposals to replace the dock railings.

MOTION: Tom Andres moved to have the dock railings replaced by the Caribbean Beach Club maintenance men. The motion was seconded by Richard Garrett.

MOTION: Ed O'Connor moved to amend the dock railing project to have the work completed in-house at a cost of \$1,450.00. The motion was seconded by Richard Garrett and approved unanimously (exhibit of proposal attached).

C. Water Shutoff

Management provided an open ended proposal including labor, equipment, and material to locate the water lines to the south building.

MOTION: Richard Garrett moved to proceed with the recommendation to find the water lines for the south building and install a shutoff once they find the supply line. The motion was seconded by Tom Andres and approved unanimously.

MOTION: Tom Andres moved that if the cost is over the estimate of \$2800.00, a call will be made to the Board President to discuss. The motion was seconded by Tony Annunziato and approved unanimously.

D. Wi-Fi Service

Management submitted a condition report, needs assessment and proposal to upgrade the system.

MOTION: Ed O'Connor moved to table the decision until October 28, 2013 meeting, to ask Dave Sitkberg to see if the proposal is appropriate or not. The motion was seconded by Richard Garrett. The motion was withdrawn.

The Board of Directors asked to have Dave Sitkberg review and provide competitive bids.

MOTION: Dave Zibolski moved to table the Wi-Fi decision in order to have management obtain competitive bids. The motion was seconded by Richard Garrett and approved unanimously.

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E. Flood Insurance Detail

Management reported that the information was provided to the Broker, AmeriFlood, to correct the construction date on the north building flood policy. Ameriflood requested and received an Elevation Certificate and pictures of the buildings, now in the hands of the underwriter for review. Any changes to the policy will be forwarded to the Board of Directors promptly.

F. A/C Replacement Status

Management reported that Florida Cooling is unable to confirm a delivery date from the manufacturer for installation of the new air conditioners on the north building.

V. NEW BUSINESS

No new business.

VI. EXECUTIVE SESSION

MOTION: Dave Zibolski moved to close the Regular Session and move into Executive Session. The motion was seconded by Richard Garrett.

Approved: Dave Zibolski, Richard Garrett, Tony Annunziato, John Thomson, John Vary, Ed O'Connor

Opposed: Tom Andres. No agenda. The motion was approved.

MOTION: Ed O'Connor moved to close the Executive Session and move into the Regular Session. The motion was seconded by Richard Garrett and approved unanimously.

VII. FUTURE MEETING DATES

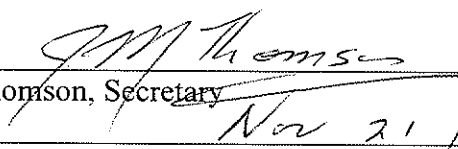
MOTION: Dave Zibolski move to have a telephonic meeting on Wednesday, October 16, 2013, at 8:00 p.m. local time. The motion was seconded by Tony Annunziato and approved unanimously.

A. October 16, 2013 – Board Meeting

B. October 28, 2013 – Budget/Annual Owners Meeting

VIII. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.



John Thomson, Secretary

Date

Nov 21 / 2013

EXHIBIT

Dock Railing

In House

Pressure Treated material replacement

Estimated labor cost \$ 450.00

Estimated cost of materials \$1,000.00

\$1,450.00

Composite decking replacement

Estimated labor cost \$ 450.00

Estimated cost of materials \$4,800.00

\$5,250.00

Nelson Marine Construction, Inc

Pressure Treated material replacement

\$4,250.00

Composite decking replacement

\$10,375.00

Lunsford Construction Inc.

Pressure treated material replacement (#1 good quality product with rounded edges for handrail)

4,975.00

Composite decking replacement

\$10,900.00

*Note: There is no permitting requirement for this project
All proposals include use of stainless steel fasteners