

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

October 16, 2013

**I. CALL TO ORDER/ROLL CALL**

President John Vary called the meeting to order at 8:00 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. V.P. 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.

**III. APPROVAL OF MINUTES**

June 24, 2013 Board Meeting

Caribbean Beach Club  
October 16, 2013

**MOTION:** Tom Andres moved to approve the June 24, 2013 Board of Directors Board Meeting minutes. The motion was seconded by Ed O'Connor and approved unanimously.

August 12-13, 2013 Board Meetings

**MOTION:** Dave Zibolski moved to approve the August 12-13, 2013 Board of Directors Board Meeting minutes, as amended. The motion was seconded by Richard Garrett and approved unanimously.

Requested changes:

Pg. 4 of 10 V.A. capitalize Survey Monkey

Pg. 6 of 10 VI.D. add Richard Garrett to approved motion list

Pg. 7 of 10 VI.H. add Tom Andres to approved motion list

Pg. 9 of 10 VIII.D 2<sup>nd</sup> paragraph. John Vary ~~assigned~~appointed...

October 1, 2013 Board Meeting

**MOTION:** John Thomson moved to accept the October 1, 2013 Board of Directors Board Meeting minutes as amended. The motion was seconded by Richard Garrett.

Requested changes:

Pg. 2 of 4 III. Second motion, add: The motion was seconded by Richard Garrett and approved unanimously.

Pg. 2 of 4 III. Third motion, add: Tony Annunziato to approved motion list.

Pg. 3 of 4 IV.C. First motion. Tom Andres moved that if the cost is over the estimate of \$2,800.00, a call will be made to the Board President to discuss. The motion was seconded by Tony Annunziato and approved unanimously.

Pg. 4 of 4 VI. Place reason for Executive Session after heading: To discuss personnel.

#### **IV. UNFINISHED BUSINESS**

No unfinished business.

#### **V. NEW BUSINESS**

No new business.

#### **VI. EXECUTIVE SESSION**

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

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

**MOTION:** Pursuant to Addendum A of the VRI Management Agreement, Dave Zibolski moved that the Board approve the expiration of the Management Agreement at the close of business on December 31, 2013, with no further extension of renewal of that agreement. The motion was seconded by Ed O'Connor.

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

Opposed: Richard Garrett

The motion was approved.

**MOTION:** Because of the long-term relationship between CBC and VRI, Dave Zibolski moved that the Board enter into negotiations with VRI for a new contract, good for a six-month term beginning January 1, 2014, to be agreed to and executed by both parties no later than November 15, 2013. The motion was seconded by Ed O'Connor.

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

Opposed: Richard Garrett

The motion was approved.

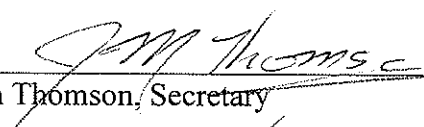
**VII. FUTURE MEETINGS DATE**

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

**VIII. ADJOURNMENT**

The meeting was adjourned at 9:00 p.m.

BY: \_\_\_\_\_

  
John Thomson, Secretary

DATE: \_\_\_\_\_

