

**CARIBBEAN BEACH CLUB ASSOCIATION, INC.
TELEPHONIC BOARD OF DIRECTORS MEETING
Ft. Myers Beach, FL
Minutes
January 04, 2017**

I. CALL TO ORDER/ROLL CALL/QUORUM VERIFICATION

President Edward O'Connor called the meeting of the Caribbean Beach Club Association, Inc. Board of Directors to order at 7:00 p.m. The following were in attendance.

Board of Directors:

Edward O'Connor, President
Thomas Andres, Treasurer
David Siktberg, Secretary
Anthony Annunziato, Director
Steve Elbing, Director
John Vary, Director
David Zibolski, Vice President

Defender Resorts/Resort Management:

Carolyn Hray, Regional Director of Operations (Telephonically)
Sondra Ritchie, General Manager

Guest:

John Pfisterer, Fowler Construction

Owners:

Three owners were in attendance.

A quorum was established with all Board members in attendance.

II. NOTICE VERIFICATION

Sondra Ritchie verified the notice of meeting had been posted on the Board approved location in accordance with the condominium documents and Florida Statutes.

III. SOUTH BUILDING CLOSING – EXTENSION FEBRUARY 18, 2017

South Building Update

John Pfisterer, Fowler Construction presented an updated on the progress of the South Building Construction.

- The fire sprinkler installation has begun. The fire department inspected and passed the 1st floor installation of the fire wall.
- The drywall installation to begin first part of January.
- The new showers will be installed by end of the second week in January, Cabinets and countertop will also be re-installed.
- The painting and wallpaper application will begin before the end of January, followed by the molding.

All permitting is complete, an estimate completion date stands at February 4, 2017.

Caribbean Beach Club

January 4, 2017

MOTION: Upon a motion by Thomas Andres and a second by Anthony Annunziato, it was moved for Defender to notify owners of weeks 5 & 6 that due to delays in construction their unit may not be available, and to offer those owners the same options as other owners previously displaced. Discussion on the motion ensued.

It suggested to list week 5 as closed and week 6 as a maybe. If units are ready early, Defender will to notify owners they can come at the last minute if they so choose. Vote on motion taken, passed unanimously.

President Edward O'Connor asked if any owners had comments or questions:

- Owner Gene Bass stated the BOD needs to address his comments to stop a complaint to the DPBR in regards to maintenance fees being paid for displaced owners from the settlement fund. He feels these funds should not be used, that he has checked Florida statutes and the Board has a fiduciary responsibility, and can be held liable. The Board members could have a conflict of interest if they will benefit from maintenance fees being paid for those affected owners. Expenditures of the settlement funds must benefit all owners equally. He would like the Board to take action within a week or so.
- Owner Dave Thomas requested the possibility of keyless entry on the new doors. Mr. Thomas also voiced concerns that owners of weeks 5 & 6 may have had airline fares in booked advance and will pay a fee to change departure dates. Mr. Thomas also asked if the construction workers could work overtime to complete the project. John Pfisterer answered that some had already worked on the recognized holidays (Mondays after Christmas and New Year). He also stated that some have worked on Saturdays and into the evenings.

IV. CALL FOR ADJOURNMENT

MOTION: Upon a motion by Davis Zibolski and a second by David Siktberg, the meeting adjourned at 7:33 p.m.

BY: _____

DATE: _____