

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

March 23, 2009

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

President Richard Garrett called the meeting to order at 6:00 p.m. via teleconference for the Caribbean Beach Club, Ft. Myers Beach, Florida. The following persons were in attendance or on conference call:

Board of Directors:

Richard Garrett, President  
Dave Zibolski, Vice President  
Tom Andres, Treasurer  
John Thomson, Secretary  
Ed O'Connor, Director  
John Vary, Director  
Tony Annunziato, Director

Vacation Resorts International (VRI) and Resort Management:

Jeff Wharton, Director of Resorts, VRI  
Ed O'Connor, General Manager

Owners:

3 Owners were present.

**II. NOTICE CERTIFICATION/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 on conference call.

### III. APPROVAL OF MINUTES

#### A. February 23, 2009

**MOTION:** A motion was made by Dave Zibolski to accept the February 23, 2009 Board meeting minutes as amended. The motion was seconded by Ed O'Connor and approved unanimously.

The following changes were made to the meeting minutes:

#### Item IV. A.

Dave Zibolski requested a change to the motion to reflect his vote as a yes vote. John Vary's vote should be reflected as a yes vote.

**MOTION:** John Vary moved to reconsider the vote to accept the monthly financials via e-mail format. The motion was seconded by Dave Zibolski, and approved unanimously.

**MOTION:** Ed O'Connor moved that the Board of Directors authorize acceptance of the monthly financials via e-mail format. The motion was seconded by Dave Zibolski. Voting Yes: Dave Zibolski, Tom Andres, John Vary, Ed O'Connor. Voting No: Tony Annunziato, John Thomson, Dick Garrett. The motion was approved.

John Vary requested that the following sentence be added in VI. Manager Report: "That issues involving fiduciary matters and the resort manager be referred to the Board President and/or the Director of Resorts."

John Vary requested clarification of the last motion made by Ed O'Connor in VI. Manager Report to include his amended portion of the motion. The following changes to the motion will be made: "The amended motion was seconded by Tony Annunziato." No other changes.

**MOTION:** Dave Zibolski moved to approve the minutes as amended. The motion was seconded by John Vary and approved unanimously.

### IV. UNFINISHED BUSINESS

#### A. Amendment Ballot Report

Ed O'Connor reported on the progress to collect ballots for the Condominium Document Amendments and Board Member Terms. The current ballot count is as follows:

Condominium Document Amendment

492 – Yes, 65 - No

Board Member Terms

548 – Yes, 4 - No

Mr. O'Connor stated a follow-up letter is at the printer and will be sent very soon.

Mr. O'Connor stated that he would like to thank Mrs. Katherine Cleary (an owner present) for her efforts, working with Joyce, in tabulating and organizing the returned ballots.

#### B. Well Monitoring Proposal

Ed O'Connor stated that the monitoring service did come in to monitor the well last Wednesday. Mr. O'Connor suggested the situation should be tabled until the next meeting.

John Vary questioned if an insurance claim was feasible against the contractor that caused the container breach. John Vary suggested writing a letter to the contractor for a response on their position. No action was taken by the Board of Directors.

#### C. Air Conditioning Evaluation

Ed O'Connor reported on his investigation of the previously suggested split air conditioning system, and decided there are too many problems and expense with the new system. Mr. O'Connor stated he has a person to refurbish the exiting wall units, and will replace the wall units with a PTAC unit that carries a 5 year warranty.

#### D. Insurance Proposal

John Vary provided an update to the Board on the efforts by Tutton Insurance to provide a competitive bid for the property on a stand-alone basis. In addition, he and Ed O'Connor received a request from Brown Insurance to provide additional information. In the discussion that ensued, the Board members requested that the CBC General Manager and VRI management begin gathering insurance information much sooner than current procedures. With the insurance due April 1st, the Board felt they had little time to review the limited information provided.

Ed O'Connor provided flood insurance renewal numbers from Hartford Insurance.

The coverage amounts are:

Building 1: \$1,662,700.00 (\$1,000.00 deductible) at a cost of \$9,002.00.

Building 2: \$3,170,700.00 (\$1,000.00 deductible) at a cost of \$19,274.00.

Hartford Insurance presented an additional option to increase the coverage to:

Building 1 option: \$1,829,000.00 (\$1,000.00 deductible) at a cost of \$9,650.00.

Building 2 option: \$3,487,800.00 (\$1,000.00 deductible) at a cost of \$21,058.00.

**MOTION:** Ed O'Connor moved to accept option two (2) of the Hartford Flood Insurance renewal including coverage for the front building at \$3,487,800.00, contents at \$100,000.00, deductible of \$1,000.00, and the south building at \$1,829,000.00, contents at \$100,000.00, deductible of \$1,000.00, at a premium of \$30,708.00 for the two policies. The motion was seconded by John Vary and approved unanimously.

**V. NEW BUSINESS**

A. Building Stucco

Ed O'Connor reported he has an estimate to stucco the building; one bid is for \$29,438.00. Additional estimates are forthcoming for future action.

B. Walkway Painting

Ed O'Connor reported the walkways are a mess. He and a Belfor representative walked the property, for which Belfor will assume some of the cost to repaint the walkways. Mr. O'Connor will submit a cost at a future meeting.

C. New Building Air Conditioners

Ed O'Connor reviewed a quote from a company to provide maintenance, labor, and parts to maintain the units. Additional bids will be submitted at a future meeting.

D. Deed Backs

Ed O'Connor reported he continues to receive requests from owners to deed their units back.

**MOTION:** Ed O'Connor moved for the Board to consider giving the President the authority to take back units under the following conditions:

1. That all maintenance and assessment fees assessed prior to January 1, 2009 are paid.
2. The unit owners agree to pay CBC \$225.00 per week for each unit returned.
3. The unit owners submit in writing a sufficient reason as to why he or she cannot continue maintaining the unit.

The motion was seconded by Dave Zibolski and approved unanimously.

**VI. FUTURE MEETING DATES**

Future meeting dates are as follows:

May 26, 2009 – Board Meeting, 7:00 p.m.

August 17-18, 2009 – Budget Workshop, 9:30 a.m.

November 6, 2009 – Board/Annual Meeting, 9:30/11:00 a.m.

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**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:20 p.m.

BY:           J M Thomson            
          John Thomson, Secretary

DATE:           June 13 / 09