

Winter 2008



7600 Estero Blvd. • Fort Myers Beach • Florida • 33931

### ***The President's Letter:***

The summer has passed quickly and winter rapidly approaches. CBC has endured some significant improvements since our last newsletter. Most notably, the pool complex has been completely refurbished and is again the center of attraction. I would be remiss if I didn't thank the people whose weeks were involved for bearing with the interruption. Also, the entire parking lot was sealed and re-stripped, gaining some needed parking spots.

We were fortunate to escape any major damage from the tropical storms and hurricanes so far this season, though there is still another month to go. The grounds look fine.

Our annual meeting is fast approaching and included in this newsletter you will find the ballot for voting for directors as well as a special vote regarding a change in Florida statutes. This change limits director terms to one year, though they can run as often as they wish. We are, according to our documents, presently on two-year, staggered terms - three Board member running one year and four the next. In order to avoid having the whole Board run at the same time for a one-year term, it is necessary for a majority vote of all owners to vote **FOR** the staggered terms. We need you to return your ballot as soon as possible. Do it now. Don't file it in a drawer.

Regarding the lawsuit, your Board is trying to expedite this legal proceeding as best we can. We may reach trial in the spring of 2009. Until the loan for the new building (approximately \$2,500,000) is paid off, there is the possibility of future assessments. We are obligated to pay \$700,000 each January 15, plus yearly interest. Your last assessment will satisfy the 2009 payment. Let's hope a resolution comes to the Axis lawsuit shortly after that through trial, or a settlement which will end the need for future assessments.

Our new sales program with MVPServices is going well as I have received quite a few sales agreements to sign in recent weeks. There are still some real bargains to be had on Association-owned weeks.

Hope everyone is enjoying their stay at CBC and that you have an enjoyable Holiday Season!

Best Wishes,

Richard E. Garrett, CBC Board President

## BOARD OF DIRECTORS

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## *From the Manager's Desk . . .*

We are still working hard to make CBC a more enjoyable place for our owners. The pool, though its makeover was an annoyance for those in-house at the time, has been receiving great reviews. Its surface and color are greatly improved.

We are looking at several different options for air conditioning in the middle and south buildings. No matter what we have tried, the wall units receive the biggest complaints from owners. We are now trying a remote controlled carrier unit, but it's questionable if it will give us the reliability needed.

We have had the parking lot sealed and re-stripped. This gave us eight new parking slots which were badly needed. We are also looking to improve lighting along the Estero Boulevard side.

We dodged the bullet from three hurricanes, but Fay caused hours of precautionary preparation by all of us. All files were boxed and taken to the second floor, electrical equipment was sealed in plastic wrap, doors to first floor units were sandbagged and anything loose was tied down. Donna, Lela, Rosie, Dave and Tony did a great job. Though the surge covered the dock, we sustained no damage other than four broken trees along Estero Boulevard. The majority of residents left, but three couples with no means of evacuation were moved to the top floor of the new building and were in constant contact with us.

For the shuffleboard enthusiasts, we have ordered new score boards, pucks and sticks. I hope it improves some of those scores. The staff keeps working diligently to upgrade the property, but, unfortunately, we run into setbacks from time to time. The outside ping-pong table has been vandalized twice in the last month, the last time rendering it beyond repair. It's unfortunate some parents do not keep their children under control when at CBC, since their failure results in additional expense to all.

Enclosed in this newsletter is the ballot for the upcoming election. Recent changes in the Florida Statutes have changed their terms of all Board of Directors to a one-year term, unless you, the owner, vote to retain the two-year staggered term we have had since our inception. Your ballot, in addition to giving you a vote for candidates will allow you to decide whether you prefer the one-year term or our present two-year term. Please don't put them away and forget them. Make your selections and return them as soon as possible. A majority of the entire membership is required.

Ed O'Connor

## ***BOD Candidate Resumes***

**Tom Clarke** - My name is Tom Clarke and I live in Riverside, CA. I have been vacationing at CBC for almost 30 years. First as a guest of my parents (long time owners, Doc and Punk Clarke) and now as an owner of their weeks. CBC is one of the best resorts I have ever encountered and that stature needs to be preserved for many years to come. For the last 20 years, I have been in an executive management position for municipal utilities (water and electricity) administering multi-million dollar budgets, dealing with financial markets, addressing complex personnel issues, enacting operations policies and practices, and demanding impeccable customer service. These are qualities that lend themselves to a well-run, responsive, and dedicated board. I pledge to bring this to the CBC Board to ensure that this resort maintains the reputation that has made it a desirable destination for all these years.

**Bob Kingsnorth** - Grace and I have owned time/vacationed at CBC since 1981 - we now own 5 March weeks. In my opinion OUR BOARD OF DIRECTORS MUST BE TRANSPARENT. THERE SHOULD BE NO EVIDENCE OF CONFLICT OF INTEREST. DIRECTORS SHOULD NOT BE EMPLOYEES OF OUR MANAGEMENT COMPANY.

My experiences as an owner/manager/maintainer of 50 residential rental units, together with service on Municipal Waste Management and Social Housing Boards, has exposed me to many of the problems our resort is currently experiencing. I am a Canadian Air

## **BOD Candidate Resumes**

Force veteran, retiring in 1984 as a Technical Sergeant, after serving 22 years; a founding director of the North Bay, Ontario, Taxpayers' Association; and a 27-year member of Lions Clubs International, recently serving as District Governor for Northern Ontario. Having recently sold our rental property, I now have the time to serve the CBC Association as a Director.

**Ron Neishloss** - Owner of 3 weeks; I am currently in the catering profession. My background: Account Credit Manager for wholesale manufacture of electrical connectors, responsible for credit and collection activity for Accounts Receivable. Attended Temple University, majoring in Business/Marketing. Active in the Church and Little Theater. Elected to the Board in 1991, and served as Treasurer and Secretary, initiating the Merrill Lynch Money Management Account, Owner Relations and Unit Trading Weeks at CBC.

Although an out-of-state owner, I am able to spend much time in FL caring for CBC and seeking election to ensure that CBC will be the best possible investment and vacation home for its owners. I am familiar with the project to restore the destroyed building and willing to address the issue of assessments and committed to assure unified leadership of the Board, and your support.

**Ed O'Connor** - with wife Marline, residents of Ft. Myers; have owned several units at CBC for 28 years. Qualifications: Graduated law school (Doctor of Law degree); honorably discharged US Marine Corps; 6 years insurance claims handling for Allstate; 35 yrs as senior partner, insurance defense firm; Licensed Community Association Manager (FL). I have been involved in the fire claim since the beginning and am Board liaison with our attorney in handling the insurance lawsuit. Being at the resort year-round give me insight into the condition of the property and its future needs. It allows me to learn the needs of owners throughout the year, not any specific time period.

My goal is to have the resort improve and increase in value, having the lawsuit against Axis brought to a speedy, favorable conclusion and ending assessments through settlement or trial. I will not engage in negative campaigning. I would appreciate your vote.

**John Thomson** - Owner of 7 wks. We have owned & enjoyed our time at CBC since 1978. Our daughter now owns 3 weeks. We also own 4 weeks at another resort on Ft. Myers Beach. I am retired (after 36 yrs) from Procter & Gamble and finished my career as Director of Finance at the Hamilton, Ontario plant. Anne & I live in Bracebridge, Ontario, but with the availability of email, fax, teleconferencing - where does not matter, it is the desire to contribute that matters. I have the desire & after 2 years as a Director, there are still issues that need to be addressed. Dealing with insurance companies, financial institutions, a Legal Associate, a management company & several Board members that have been enscorced for years - has been a challenge. I respectfully request that you give me the opportunity to serve on your board & to continue this challenge.

**John Vary** - Owner of 2 wks since 1997. I have been a board member since June 2006. I have 40 yrs experience in property/casualty insurance including management. Now retired but am a paid consultant for the US's largest residual market insurance organization. I am a licensed volunteer ombudsman advocate for adult resident/



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nursing homes.

Current board assignments include being a board contact with counsel regarding our lawsuit, having sole responsibility for working thru VRI and their insurance agent and soliciting independent quotes for our continuing insurance needs and have responsibility for our CBC website. I have set up the CBC Yahoo group so that owners may openly communicate and rent, trade and sell their units without fees. I am asking for your vote so that I may continue to represent our interests in the coming year in the above areas and for all resort matters in general.

**David Zibolski** - Owner of 6 wks. I am a Police Captain and 24-yr law enforcement veteran with a Masters Degree in Organizational Management & Leadership. My family has been enjoying CBC for over 20 yrs. As a current Board member, I have striven to perform my fiduciary responsibility by scrutinizing spending and operational decisions with the best interest of the owners in mind. I have attempted to bring a greater sense of integrity and ethical behavior to our Board by bringing to the forefront any questionable conduct on the part of our management company and/or its employees. I am also part of a committee that is spearheading the updating of our association's governing documents. I would like to continue to serve the owners in this capacity as well as to participate in future decisions related to the fire litigation. I view this position as an obligation, not a right, and appreciate your vote.

## *Important Numbers*

Caribbean Beach Club Office .....	239-463-6111
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CBC Web Site .....	caribbeanbeachclub.net
VRI Web Site .....	vriresorts.com
VRI Reservations .....	866-261-5679
VRI Reservations .....	800-874-8770
VRI*ety .....	888-203-1044
RCI .....	877-874-3334
Billing and Collections .....	239-463-6111
Hurricane & Fire Information .....	800-413-4926

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\* Please visit [www.vriresorts.com](http://www.vriresorts.com) and click on VRI\*ety Exchange to learn more about VRI\*ety.

### **Caribbean Beach Club**

7600 Estero Boulevard  
Fort Myers Beach, Florida 33931

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## **2008**

Week	Saturday
Number to Saturday	
1	Jan. 05-Jan. 12
2	Jan. 12-Jan. 19
3	Jan. 19-Jan. 26
4	Jan. 26-Feb. 02
5	Feb. 02-Feb. 09
6	Feb. 09-Feb. 16
7	Feb. 16-Feb. 23
8	Feb. 23-Mar. 01
9	Mar. 01-Mar. 08
10	Mar. 08-Mar. 15
11	Mar. 15-Mar. 22
12	Mar. 22-Mar. 29
13	Mar. 29-Apr. 05
14	Apr. 05-Apr. 12
15	Apr. 12-Apr. 19
16	Apr. 19-Apr. 26
17	Apr. 26-May 03
18	May 03-May 10
19	May 10-May 17
20	May 17-May 24
21	May 24-May 31
22	May 31-Jun. 07
23	Jun. 07-Jun. 14
24	Jun. 14-Jun. 21
25	Jun. 21-Jun. 28
26	Jun. 28-Jul. 05
27	Jul. 05-Jul. 12
28	Jul. 12-Jul. 19
29	Jul. 19-Jul. 26
30	Jul. 26-Aug. 02
31	Aug. 02-Aug. 09
32	Aug. 09-Aug. 16
33	Aug. 16-Aug. 23
34	Aug. 23-Aug. 30
35	Aug. 30-Sep. 06
36	Sep. 06-Sep. 13
37	Sep. 13-Sep. 20
38	Sep. 20-Sep. 27
39	Sep. 27-Oct. 04
40	Oct. 04-Oct. 11
41	Oct. 11-Oct. 18
42	Oct. 18-Oct. 25
43	Oct. 25-Nov. 01
44	Nov. 01-Nov. 08
45	Nov. 08-Nov. 15
46	Nov. 15-Nov. 22
47	Nov. 22-Nov. 29
48	Nov. 29-Dec. 06
49	Dec. 06-Dec. 13
50	Dec. 13-Dec. 20
51	Dec. 20-Dec. 27
52	Dec. 27-Jan. 03

## **2009**

Week	Saturday
Number to Saturday	
1	Jan. 03-Jan. 10
2	Jan. 10-Jan. 17
3	Jan. 17-Jan. 24
4	Jan. 24-Jan. 31
5	Jan. 31-Feb. 07
6	Feb. 07-Feb. 14
7	Feb. 14-Feb. 21
8	Feb. 21-Feb. 28
9	Feb. 28-Mar. 07
10	Mar. 07-Mar. 14
11	Mar. 14-Mar. 21
12	Mar. 21-Mar. 28
13	Mar. 28-Apr. 04
14	Apr. 04-Apr. 11
15	Apr. 11-Apr. 18
16	Apr. 18-Apr. 25
17	Apr. 25-May 02
18	May 02-May 09
19	May 09-May 16
20	May 16-May 23
21	May 23-May 30
22	May 30-Jun. 06
23	Jun. 06-Jun. 13
24	Jun. 13-Jun. 20
25	Jun. 20-Jun. 27
26	Jun. 27-Jul. 04
27	Jul. 04-Jul. 11
28	Jul. 11-Jul. 18
29	Jul. 18-Jul. 25
30	Jul. 25-Aug. 01
31	Aug. 01-Aug. 08
32	Aug. 08-Aug. 15
33	Aug. 15-Aug. 22
34	Aug. 22-Aug. 29
35	Aug. 29-Sep. 05
36	Sep. 05-Sep. 12
37	Sep. 12-Sep. 19
38	Sep. 19-Sep. 26
39	Sep. 26-Oct. 03
40	Oct. 03-Oct. 10
41	Oct. 10-Oct. 17
42	Oct. 17-Oct. 24
43	Oct. 24-Oct. 31
44	Oct. 31-Nov. 07
45	Nov. 07-Nov. 14
46	Nov. 14-Nov. 21
47	Nov. 21-Nov. 28
48	Nov. 28-Dec. 05
49	Dec. 05-Dec. 12
50	Dec. 12-Dec. 19
51	Dec. 19-Dec. 26
52	Dec. 26-Jan. 02

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