

**CARIBBEAN BEACH CLUB ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Ft. Myers Beach, FL
Minutes
February 10, 2017**

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 9:35 a.m. The following were in attendance:

Board of Directors:

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

Defender Resorts/Resort Management:

Carolyn Hray, Regional Director of Operations
Sondra Ritchie, General Manager

Owners:

Nine owners were in attendance.

A quorum was established with all Board members in attendance.

President O'Connor asked for a moment of silence to remember John Thomson.

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.

VI Unfinished Business, Items A. & B. were moved up on the agenda with unanimous consent to accommodate in person presentation

SOUTH BUILDING UPDATE

John Pfisterer presented an update on the South Building renovations. Mr. Pfisterer announced Caribbean has received compliance approval from the city for the South Building. The furniture is being moved in and the bathroom backsplashes are being completed. The hangers in the north and middle building have been replaced with stainless steel hangers.

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John Pfisterer advised the determination of the ground floor/pool bath has yet to be decided with Ft. Myers Beach. Rob Fowler Sr. will bring the matter back to the municipality until the South Building has been completed.

APPROVAL OF MINUTES

November 7, 2016 Board Meeting Minutes

MOTION: Upon a motion by David Zibolski and a second by Steve Elbing, the November 7, 2016 minutes were unanimously approved as written.

December 9, 2016 Board Meeting Minutes

MOTION: Upon a motion by David Zibolski and a second by Thomas Andres, the December 9, 2016 minutes were unanimously approved as written.

January 4, 2017 Board Meeting Minutes

MOTION: Upon a motion by David Zibolski and a second by John Vary, the January 4, 2017 minutes were unanimously approved as written.

January 16, 2017 Board Meeting Minutes

MOTION: Upon a motion by David Zibolski and a second by John Vary, the January 16, 2017 minutes were unanimously approved as written.

FINANCIALS

Discussion of Year End Financials

No report presented.

MANAGEMENT REPORT

Sondra Ritchie presented a report on all completed and upcoming projects:

- The Exit signs have been replaced.
- Water main repairs are complete.
- An auto-timer was installed on the hot tub.
- Two new barbeque grills were purchased.
- Improvements to the shuffleboard court are complete.
- Wiring for all security cameras are in place.

The Board discussed a five year plan. The Board would like the plan to be presented annually at the first meeting of the year. Carolyn Hray stated the plan is predicated upon an updated Reserve Study. The new Reserve Study will be conducted in March. Management will present the plan at the August meeting.

MOTION: Upon a motion by John Vary and a second by Anthony Annunziato, the Board agreed to continue with the 5 year plan presented at the first meeting of each year going forward, with the exception of this year, where the plan will be presented at the August meeting. The plan is to include items needing replacement per year, estimated cost, and reserve amounts available to fund such projects. Motion passed unanimously.

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The Board took a moment to recognize Sondra and her staff for their diligence and efforts during the rehab project.

The Board would like the comment card report to be placed on the agenda to be discussed at the meetings. Management should respond to Owner issues as a courtesy.

Sales Report

Sales for 2016 were down due to the construction. TJ Bryant has a positive outlook for 2017, with four units sold as of the date of the meeting. TJ will deliver a list of available units for sale along with prices.

NEW BUSINESS

ACH Auto Draft Program

MOTION: Upon a motion by John Vary and a second by David Zibolski, the Board decided to table the ACH Auto Draft program discussion until the Budget meeting August 18, 2017. Motion passed unanimously.

COMMITTEE REPORTS

Website Committee

The Board is not pleased with the password credentials needed to access the Owner's section of the website, and has requested Defender modify the password credentials to one common word.

MOTION: Upon a motion by David Siktberg and a second by David Zibolski, the Board directs that Defender modify Caribbean Beach Club's website to simplify the sign-in so individualized passwords are not required. Motion passed unanimously.

Building and Grounds Committee

Steve Elbing presented a status update on the building and grounds, describing the construction process taking place over the last six months. The Board appreciates the proactive stance Sondra takes with items brought to her attention.

Investment Committee

John Vary presented the Merrill Lynch investment account report for Reserves and property tax monies. The funds from the Reserves are limited to investments in CD's. John Vary stated the CD rate most likely will not dramatically increase. The Board would like to work with Defender and Merrill Lynch for suggestions on laddering CD investments in order to keep investments flowing, and lessen the potential for a large loss all at once. It was suggested the funds for the tax payment could be placed in a short term investment prior to payment. Further investment discussion ensued.

MOTION: Upon a motion by John Vary and a second by David Siktberg, the Board moved to ratify the investment of \$48,000 from tax revenues into a short-term CD. Motion passed unanimously.

Insurance Committee

The Board discussed the process for obtaining insurance for Caribbean Beach Club.

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MOTION: Upon a motion by Anthony Annunziato and a second by Steve Elbing, the Board moved to allow the Insurance Committee to make the decision on which insurance policy to purchase. Motion passed unanimously.

Internet Committee

David Siktberg reported the South Building has been wired with upgraded wireless internet with stronger signal capabilities.

FUTURE MEETING DATES

Board Meeting: May 12, 2017 - Caribbean Beach Club Recreation Room

Budget Meeting: August 18, 2017 - Caribbean Beach Club Recreation Room

Board Meeting: October 27, 2017 - Caribbean Beach Club Recreation Room

Annual Meeting: October 27, 2017 - Caribbean Beach Club Recreation Room

Organizational Meeting: October 27, 2017 following Annual Meeting

OWNER COMMENTS

- One Owner suggested the proposed payment plan could create many problems.
- An Owner suggested considering a payment plan option for the hardship cases coming as a result of large disasters, i.e. fire, flood, or hurricane.
- One Owner commented the pool furniture is not being cleaned. Sondra Ritchie stated all pool furniture, while showing age, does get power washed. Due to the sun screens and oils, the cushions may be stained temporarily as maintenance cannot power wash on a daily basis. Management is researching new pool furniture.
- One Owner commended Rosie and TJ for their hard work with the upkeep of the property.

Recess

The Board recessed for lunch at 11:22 p.m. During this recess, upon a motion by David Zibolski and a second by John Vary, the Board met in Executive Session with Attorney Ellen Hirsch de Haan to discuss legal matters.

Upon a motion by David Zibolski and second by Tony Annunziato, the meeting returned to open session at 1:29 p.m.

MOTION: Upon a motion by David Zibolski and a second by Ed O'Connor, the Board moved for the Owners who gave up 2016 or 2017 weeks AND the week was not rented AND they are current in their maintenance fees, will be offered the opportunity to use a 2017 HOA unit in 2017, based upon availability. Vote on motion was taken. David Zibolski-yes, Tom Andres-yes, Steve Elbing-yes, and Ed O'Connor-yes. John Vary and Anthony Annunziato abstained from voting. Motion passes.

MOTION: Upon a motion by David Zibolski and a second by Ed O'Connor, the Board moved for the Owners who donated a 2016 or 2017 unit(s) AND said unit(s) was rented, AND whose Maintenance Fees are current as of the meeting date, will receive the rental proceeds per current rental policy (net of cleaning fees and taxes). Vote taken, motion passes unanimously.

CALL FOR ADJOURNMENT

MOTION: Upon a motion by David Zibolski and a second by Steve Elbing, the meeting adjourned at 1:45 p.m.

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BY: _____

DATE: _____