

Pavilion Club Condominium Association, Inc.  
Board of Directors Meeting  
Date December 10, 2008

CALL TO ORDER

The meeting was called to order at 10:00 A.M. The following directors were present: D.J. Rand, President; C. Andrewes, Ass't V. President; K. Preston, Secretary. Absent: S. Levell, V. President; B. Gakos, Treasurer; Also present was Mike Vickers, Mgr. Unit owners in attendance are listed on the attached sign-in sheet.

QUORUM

The President declared that a quorum of Directors was present.

PROOF OF NOTICE

The President noted that the notice and agenda for the meeting was posted at least forty-eight (48) hours before the meeting. Copies of the notice and agenda are attached to the minutes.

OWNER PARTICIPATION

As the first order of business, the President inquired as to whether any owners present wished to comment upon any of the designated agenda items.

READING OF THE MINUTES

Upon a motion made by Andrewes and seconded by Rand, the reading of the minutes from the November 12, 2008 meeting was waived and unanimously approved as presented in written form to each board member prior to the meeting.

TREASURERS REPORT

Financial report: In the absence of the treasurer, Vickers reported that as of November 30, 2008 the Association has \$362,183 in the reserve account and \$174,000 in the checking account.

Delinquency Report: Vickers reported that the Association is the senior lien holder on unit 203 in building 898. A private sale is pending on the unit.

Motion made by Andrewes and seconded by Preston to accept the Treasurer Report. Unanimously approved.

COMMITTEE REPORTS

Social Committee: K. Preston reported that 35 people attended the coffee on Dec. 1, 2008. The 2009 season will start with a coffee on Jan. 5<sup>th</sup> or 7<sup>th</sup>.

Second District News: G. Preston attended the meeting of Commissioner Halas' 2<sup>nd</sup> District Advisory Committee on December 3, 2008 at 8:30 AM. The topic was a review of code enforcement for foreclosed properties. Next meeting is scheduled for Jan 7<sup>th</sup> with a site visit to the North Collier Wastewater Treatment Plant.

MANAGERS REPORT

Owners Requests: Vickers received a request from owners of 821/201 to have "European-style" hurricane windows installed in their unit. The Board suggested having the owner obtain a sample of the windows to compare with the window standard currently set by the Board.

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OLD BUSINESS

Deck Post Update: Motion made by Andrewes and seconded by Rand to have the deck posts enclosed with the same material as the railings. Vickers is authorized to choose the contractor. Unanimously approved.

Roof Contract Update: Chris Rakos of Colonial Roofing is compiling a final payment schedule for the roofing contract, less deductible damages caused by Colonial during the roofing work.

Insurance Discussion: Vickers has sent a request for an insurance appraisal update to GAB which is required by law every three years.

Motion made by Preston and seconded by Rand to have Vickers rescind the letter naming Joel Cox as agent of record for the bid from American Keystone Insurance and, instead, name Gianni Vitiello of Service First Insurance Professionals SW, LLC as he had originally approached the company for the original bid.

Pet request for rental unit: Motion made by Andrewes and seconded by Rand to uphold the original motion to deny the request of the renter in 881/204 to bring a pet into the unit. Unanimously approved.

Managers Apt. Update: Vickers reported that the manager's apartment has been painted and tiled. Carpeting will be installed in the 2 bedrooms. The air conditioner has been serviced. Future costs will be the purchase of a stove and refrigerator. Vickers will place a rental ad in the paper.

NEW BUSINESS

Towing Company Contract: Motion made by Preston and seconded by Andrewes to execute a contract naming Morley Towing Company as the towing company of record for the Association. Unanimously approved.

Dryer Vent Cleaning: The board decided not to require owners to have their dryer vents cleaned this year.

Pool Report: Vickers will have the pool area power washed. Updated pool rules sign will be installed. Dept. of Health would like to see the flow reduced.

Long Term Parking: Motion made by Preston and seconded by Andrewes that, in accordance with section 13.5 of the Declaration of Condominium entitled Use of Common Elements and Association Property, owners who have licensed, insured vehicles that wish to keep their vehicles on the property during the period their condos are leased must park their vehicles in such areas designated by the manager. Unanimously approved.

ADJOURNMENT

Confirm Date of Next Meeting: The next regular meeting of the Association will be held on Wednesday, January 14, 2009 at 10:00AM. The Association's Annual Meeting is scheduled for Wednesday, February 4, 2009 at 1:00 at Veterans Park. Motion made by Andrewes and seconded by Preston to adjourn. Unanimously approved. The meeting adjourned at 11:40A.M.

Respectfully submitted,  
Kathleen Preston, Secretary