

Pavilion Club Condominium Association, Inc.
Annual Membership Meeting
Date: February 3, 2010

Announcement of New Directors: Chairwoman Rand announced that Bill Gakos and Kathleen Preston will continue on the board as directors for two year terms. No one had come forward to run against them.

CALL TO ORDER

The meeting was called to order at 1:00 P.M. by President Rand who welcomed everyone to the meeting. President Rand introduced the Board of Directors and thanked them for the work done on behalf of the Association this past year. She thanked Dolores Johnstone for her service to the Association as Assistant Treasurer. Rand also thanked Xenia Gakos for providing the snacks and refreshments for the meeting. Rand thanked Manager Mike Vickers, noting that he has signed a new three year employment contract and also noted that he had received an excellent review from the Board.

Rand welcomed new owners since last year's membership meeting. They are Betsy Grady, unit 822/201, Susan and Malcolm Edwards, unit 845/104, Alan and Shirley Jackson, unit 851/203, and Janet Betteker, unit 887/102.

Rand recapped some of the recent work at Pavilion Club; landscape renovation at the front entrance and pool areas, the top-dressing of lava rock and white rock around the buildings, re-thatching of the pool "Chickee" and pump house huts and the hiring of a new maintenance man, Rick Groetsch. All this was accomplished without a special assessment.

DETERMINATION OF THE PRESENCE OF A QUORUM

Chairwoman Rand announced that a quorum was present: 38 owners in person: 57 by proxy.

PROOF OF NOTICE OR WAIVER OF NOTICE

Rand declared that a quorum of Directors were present and that a first notice was sent on December 8, 2009 and a second notice on January 15, 2010 in accordance with the requirements of the Condominium Act and the Associations Bylaws. Copies of the notice and agenda are attached to these minutes.

READING OR WAIVING OF MINUTES OF LAST MEMBERS MEETING

K. Preston, Secretary, read the minutes of the February 4, 2009 Annual Meeting. Motion made by S. Fennessey and seconded by G. Pacanovsky to accept the minutes as read. Unanimously approved.

REPORT OF OFFICERS

Rand called on B.Gakos, treasurer to give his report. He stated that as of December 31, 2009, there was \$131,784 in the checking accounts and \$342,507 in the reserve accounts. The association has a \$317,000 in CD's earning an average of 4.55% interest. He noted that there is one unit delinquent in the quarterly maintenance fees and the association has a lien in place against that unit. Gakos explained the association's policy on late fees.

Gakos was asked from the members about the insurance premium. Because the association's previous carrier, American Keystone Ins. canceled our policy in November 2009, nearly two months prior to the policy expiration date, the Association had to quickly search out a new carrier. American Coastal Insurance Co., agreed to write the Association a policy for the period November 8, 2009 to November 8, 2010 at an annual cost of \$111,931. Gakos was also asked by a unit owner if the year end financial statement could be distributed to the members prior to the meeting. Gakos stated that according to Florida law a copy of the year end financial statement, once finalized by the CPA, is available at no charge to all owners requesting a copy in writing.

REPORTS OF COMMITTEES

Social Committee: X. Gakos reviewed upcoming events and noted that PC cookbooks were still available for purchase for a cost of \$12.00.

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Second District: Don Hyer, representative, reported on the meeting held by Commissioner Halas. Hyer also reported news regarding "Conservation Collier," the Vanderbilt Dr. Bridge, new restrooms at Vanderbilt Beach and the latest credit card scam.

Jean Larrabee, the Association's Save Our Library representative, reported that 8 people from Pavilion Club will attend a fund raising cocktail party at Pelican Bay on Feb 4th. Larrabee also noted that Georgia Hiller, who is a candidate for the Commissioners office, supports the Save Our Library group.

Rand also acknowledged other groups, namely; the library volunteers, B. Quigley and M. Woulas, Monday and Wednesday card players, bridge group, newsletter, book club, men and women's bocce groups and the nightly walking group.

UNFINISHED BUSINESS

Discussion on wetland issue: Rand introduce Robert Murrell, our attorney, who fielded questions on the wetland issue.

Motion from the floor was made by J. Robertson and seconded by P. Zarrelli to give Attorney's Title Insurance Fund a deadline of March 15, 2010 to offer a serious settlement amount or the Board of Directors be authorized to move ahead with action they deem appropriate in resolving the matter including legal action if necessary. Unanimously approved.

Motion from the floor made by P. Zarrelli and seconded by H. Zentgraf that the Board of Directors not consider any settlement offer of less than \$200,000 from The Fund. Majority approved. 2 opposed.

NEW BUSINESS

Vote on proposed amendment to Declaration: Results of the votes cast on Question 1 on the limited proxy which read: "Should the proposed amendment to Section 9.1 (O) of the Amended and Restated Declaration of Condominium for Pavilion Club, a Condominium, transferring the responsibility for periodic cleaning of all unit dryer vents from the owners to the association as a common expense be approved?" was approved by 79 "yes" to 10 "no" votes.

Results of the votes cast on Question 2 on the limited proxy, which read: "Should any funds in excess of the amount used for the operation of the Condominium in this fiscal year be applied to the next fiscal year's operating expense?" was approved by 89 "yes" votes with none opposed.

Results of the votes cast on Question 3 on the limited proxy, which read "Should the annual requirement to have compiled, reviewed of audited statements prepared at the end of 2010 be waived?" was approved by 86 "yes" to 3 "no" votes.

Motion and voice vote to approve and ratify all acts of the Board during the past twelve (12) months:

Motion made by H. Zentgraf and seconded by J. Robertson that all acts of the Board during the past 12 months be approved and ratified. Unanimously approved.

ADJOURNMENT

The President entertained a motion for adjournment. So moved by S. Fennessy, seconded by D. Johnstone. Unanimous. Meeting adjourned at 3:15 PM.

Respectfully submitted,
Kathleen Preston, Secretary