

Pavilion Club Condominium Association, Inc.  
Board of Directors Meeting  
Date: January 13, 2010

CALL TO ORDER

The meeting was called to order at 10:00 A.M. The following directors were present: D.J. Rand, President; S. Levell, V. President, C. Andrewes, Ass't V. President; B.Gakos, Treasurer; and K. Preston, Secretary. 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 Gakos the reading of the minutes of the December 9, 2009 meeting was waived and unanimously approved as presented in written form to each board member prior to the meeting.

TREASURERS REPORT

Financial report: Gakos reported that as of November 30, 2009 the Association had \$103,825 in the checking account and \$330,571 in the reserve account. Eleven unit owners have not yet paid the maintenance fee due January 1. There is one short sale pending.

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

COMMITTEE REPORTS

Social Committee: X. Gakos reported the coffee on January 4, 2010 was attended by 48 people. Gakos also reported on the various upcoming activities to be held at the Pavilion Club. Gakos thanked the Christmas decorating committee for the nice display.

The book club met in December and will meet again on January 15<sup>th</sup>

2<sup>nd</sup> District Assn.: Rand announced that Don Hyer has agreed to be the new 2<sup>nd</sup> District Representative.

MANAGERS REPORT

Owners Requests: No written requests had been received.

OLD BUSINESS

County Rental Fee discussion: The County has eliminated the Collier County Code Enforcement Division's \$30 rental registration fee as well as the requirement for property owners to register their properties with the Division.

Rules reminders: The rules booklet will be distributed to each unit at the time the pest control enters the unit.

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Fire Alarm System information: At the fire marshal's direction, a plaque has been placed above each fire alarm pull station to notifying occupants to call 911 to report a fire. Information regarding fire procedures is also in the rules and regulations booklet. A notice to this effect will also be placed into the newsletter. Vickers will look into the costs related to having a monitored fire alarm system installed.

NEW BUSINESS

Members Open Forum Idea: A suggestion was made by a member to form a committee to hear members' complaints or wishes which could then be placed on the agenda of upcoming board meetings. The members attending this meeting felt this was not necessary as the current board members are always open to entertaining any wishes or reviewing any complaints.

Board Candidates: As no other candidates came forward, Gakos and Preston have been reelected to serve two year terms.

ADJOURNMENT

Confirm Date of Next Meeting: The next regular meeting of the Board will be held on Wednesday, February 10, 2010 at 10:00AM. The Annual Membership Meeting and Election is scheduled for Wednesday, February 3, 2010 at 1:00 P.M. at Veterans Park on Immokalee Rd.

Motion made by Levell and seconded by Rand to adjourn. Unanimously approved. The meeting adjourned at 10:40 A.M.

Respectfully submitted,  
Kathleen Preston, Secretary