

Pavilion Club Condominium Association, Inc.
Board of Directors Meeting
Date: April 14, 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) continuous 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 Gakos and seconded Levell, the reading of the minutes of the March 10, 2010 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 February 28, 2010 the Association had \$356,294 in reserves and \$145,247 in the operating account.

Delinquency Report: Gakos stated that the unpaid maintenance and other fees for unit 851/101 is \$3128. As the unit recently sold, payment in full is expected. Motion made by Levell, seconded by Rand to accept the treasurers' report.

COMMITTEE REPORTS

Social Committee: Xenia Gakos reported the St Patrick's Day Party on March 16, 2010 was well attended. The last coffee of this season was held on April 7th and again was well attended. A "farewell" dinner was held on April 12th and 31 people enjoyed a delicious dinner at Alexander's Restaurant.

Book Club: Preston reported that throughout the season the book club was well attended by 10 to 15 gals and 1 gentleman. The book for the October discussion has been decided and 3 books were suggested for summer reading.

2nd District Association: D. Hyer reported the last month's meeting was held on March 17th with the topic being a review of the Collier County Budget shortfall of \$372,000. Hyer also reported that the dedicated left turn signal at the intersection of Vanderbilt Beach Rd and Gulf Pavilion Dr. was operational. Hyer had contacted Commissioner Halas regarding this issue and within a week the new lights were installed.

Save Our Library: Jean Larrabee gave a report on the Vanderbilt library. The library is now closed on Fridays as there are not enough funds to staff it. It may remain open on a 3 day basis.

MANAGERS REPORT

Owners Requests: Owner P. Haggerty, 881/104, requested that the Board consider allowing them to engage a contractor to install an exhaust fan in their middle bathroom to remove moisture and have it exhaust to the outdoors. This would involve drilling a hole through the exterior wall of the building. Vickers is to review.

Rental Applicant Review: Vickers reported that after having a background check performed, it was found that a recent applicant was reported to have a felony on record. Due to the issue, Vickers wished to defer the matter to the Board for their decision. Vickers stated that the owner had been notified and was being helpful in gaining

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information on the circumstances surrounding the issue. Motion made by Andrewes, seconded by Gakos to deny occupancy based upon the charge. Andrewes, Levell and Preston voted in favor of the denial, Rand voted against the denial until more information could be received. Gakos abstained. Motion carried.

OLD BUSINESS

AKIC Insurance premium return: Vickers reported that the association had received a reimbursement check from the Florida Insurance Guarantee Assoc. in the amount of \$17,013 representing about 2 months of “unearned premium” paid in 2009 to American Keystone Insurance Co., who had gone into receivership and was liquidated by the State. It was also noted that we have received rebates on flood insurance policies for 10 buildings totaling \$3,300 with additional amounts expected.

Building Painting: Preliminary steps were taken to obtain paint specifications from Porter Paint. Duane Bryan of Porter Paints indicated that, in his estimation, we still have at least another year left on the life of the paint. He also noted that painting costs are currently low and very competitive. Vickers will try to get a locked-in contract price from the bidding contractors in advance of the work which may be performed next spring.

Pet Violation: Rob Samouce, attorney, had been contacted by Vickers early in March requesting that he direct a violation letter to the owner of a unit in building 881 who permitted guests to bring two dogs onto the property for the month of March. Neither the owner nor the guests have responded to the certified letter. At the March 10th Board meeting, the Board had voted to levy a fine of \$100 per day against the unit. Since then, Samouce recommended rescinding the fine and permitting their office to follow up on the issue on the Associations behalf. A motion was made by Rand and seconded by Gakos to rescind the previous action relating to the fine. Rand, Gakos, Levell and Preston agreed to rescind, Andrewes opposed. Motion carried. In his letter, Samouce warned that inaction would result in their office taking legal action against the unit owner in the form of a mandatory and permanent injunction which would prohibit them from having any pets whatsoever in the future in their unit at the Pavilion Club.

Keys Claims Insurance Adjuster: Vickers had been in contact, via email with Joel Cox, our insurance agent. Cox pointed out that public adjusters are engaged to find damage or they don't get paid, therefore any damage found, hurricane related or not, “could hurt.” Motion made by Andrewes and seconded by Levell to not engage the consulting firm at this time. Unanimous.

NEW BUSINESS

PUD monitoring letter from Collier Co.: Vickers reported that on March 24th he'd received an emailed letter from PUD monitoring officer, Laurie Beard, in which it was stated that they wished to “close out” the annual monitoring of our PUD. The letter not only referenced our PUD but another one as well and included a statement that there was a “need to satisfy maintenance issues.” Vickers spoke with Beard who told him to disregard the email, as a new letter would be mailed. The new letter still referenced the maintenance issues. Vickers reported that Beard had stated that all the terms of our PUD had been satisfied and there were no existing maintenance issues relating to our PUD. The PUD monitoring division wished to inform us of a meeting in April whereas they would be requesting that the BCC close out many of the older PUD's as most all no longer any need monitoring. Vickers will request written confirmation from Beard that there are no outstanding maintenance issues.

ADJOURNMENT

Confirm Date of Next Meeting: The next regular meeting of the Board will be held on Wednesday, October 13, 2010 at 10:00AM. Motion made by Andrewes and seconded by Rand to adjourn at 12:00P.M.

Respectfully submitted,
Kathleen Preston, Secretary