

Pavilion Club Condominium Association, Inc.  
Board of Directors Meeting  
Date: January 14, 2009

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; 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 Gakos the reading of the minutes of the December 10, 2008 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 the adjusted November 30, 2008 financial report, the Association has \$377,792 in the reserve account and \$133,106 in the checking account.

Delinquency Report: Gakos reported that, as of the date of the meeting, there were approximately 25 owners who had not yet paid the first quarter fees. Gakos pointed out, that according the documents the Association may withhold approval of a lease application submitted by the owner if that owner is delinquent in his maintenance fees. A check is expected from Murrell's office in connection with a lien which had been placed on unit 898/203 prior to its sale. The expected payment covers the 2 overdue quarterly payments, interest, late fees and attorney fees. It was also noted that the 2009 first quarter payment for that unit has been paid and is up-to-date. Motion made by Preston and seconded by Levell to accept the Treasurer Report. Unanimously approved.

COMMITTEE REPORTS

Social Committee: X. Gakos reported that 50 people attended the coffee on Jan. 7, 2009. A brunch will be held on Jan. 21<sup>st</sup>.

Second District News: G. Preston will attend the next meeting to be held in February.

MANAGERS REPORT

Owners Requests: A request letter was received via email from the owner at 870/201. The owner asked to have the ornamental grasses in the front bed area removed and replaced with turf. The Board recommended that, if the cost of the work exceeds \$500, then a quote will be sought and presented at the next Board meeting. Additionally, the owner requested to have the current rural-style out-going

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mailbox replaced with the same type that was in place originally. Vickers is to check with the postmaster to see what requirements, if any, are necessary to replace the postal box.

OLD BUSINESS

Deck Post Update: Motion made by Levell and seconded by Gakos to, instead of cladding the deck posts, stain them the same color as the deck when the wood has cured and dried properly. Unanimously approved.

Roof Contract Update: The final contract amount due to Colonial has been reviewed by Vickers and finalized and agreed to by Chris Rakos of Colonial Roofing. Taking into consideration the FPL credits and costs for damages which were paid by the Association but the responsibility of Colonial, it was determined that the final payment amount will be \$8,642 per month for 10 months. As per our contract agreement, no interest is being charged on the balance due.

Insurance Cancellation Update: As we requested, Joel Cox, our issuing agent for Citizens Insurance, has sent a cancellation/policy release to Citizens. We have been approved by American Keystone Insurance Co. (AKIC) and have been bound for coverage. Annual cost for hazard insurance is \$118,125 per year with a renewal date in January instead of the start of hurricane season. We have put down an initial payment of \$48,000 and AKIC has agreed to finance the balance of \$70,125 at 4%. Once the balance of our premium from Citizens is received, the balance owed to AKIC will be paid in full.

Managers Apt. Update: Vickers will continue running the lease ad in the Naples Daily News. The apartment has new tile, carpet and has been painted. Our CPA said we can deduct expenses to offset income for tax purposes.

NEW BUSINESS

Insurance HO-6 requirements: In order to comply with the new insurance requirements which state that an owner must provide proof of insurance coverage on contents of unit, a request letter will be sent to all PC Condo owners.

Clubhouse Address Change: A notice was received from the county stating that the clubhouse address numbering is in error and that the correct address should be "806". Letters must be 6" in height and reflective. The county will notify the post office, police, fire dept. utilities co. and the county administrative offices of the address change on our behalf. We were unable to get the final inspection approval on the new deck until this was done. We have complied and received approval on the new deck.

Pat Kelly's Transfer: Motion made by Gakos and seconded by Preston for the Association to provide a \$250 gift card to Pat Kelly, our mail carrier, in appreciation for the extra services he provided the Association for the past 15 years. Andrewes voted no and Levell abstained. Rand, Gakos and Preston approved the motion. Motion carried.

ADJOURNMENT

Confirm Date of Next Meeting: The next regular meeting of the Board will be held on Wednesday, February 11, 2009 at 10:00AM. The Association's Annual Meeting is scheduled for Wednesday, February 4, 2009 at 1:00PM at Veterans Park. Motion made by Preston and seconded by Rand to adjourn. Unanimously approved. The meeting adjourned at 11:20A.M.

Respectfully submitted,  
Kathleen Preston, Secretary