

Pavilion Club Condominium Association, Inc.
Board of Directors Meeting
Date: March 11, 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 Gakos and seconded Levell the reading of the minutes of the February 11, 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 January 31, 2009 the Association had \$164,553 in the operating accounts and \$351,890 in the reserve accounts.

Delinquency Report: No delinquencies.

Motion made by Preston and seconded by Andrewes to accept the Treasurers report. Unanimously Approved.

COMMITTEE REPORTS

Social Committee: X. Gakos reported on the February dinner and the upcoming March party.

Second District News: G. Preston had no report. Pete Zarrelli suggested that the Board of Directors write a letter to the traffic control person of Collier County request a left hand turn light at the corner of Gulf Pavilion Dr. and Vanderbilt Beach Road. He also feels the Board should include a request to move the stop sign at the Pavilion Shopping Center to the street corner. The Board will follow up on this suggestion.

MANAGERS REPORT

Owners Requests: No requests at the time of the meeting.

OLD BUSINESS

Flood/Hazard Insurance Appraisal Update: GAB/Robins have updated our flood & hazard insurance appraisals. As the values have increased, our hazard insurance agent, Mr. Gianni Vitiello of Service First Insurance, inquired as to whether the Board wishes to increase the current values to match those of the appraisal. The increase may cost another \$6,000. The Board decided to not increase the values at this time.

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Managers Apt. Lease Update: The advertised rental amount for the unit has been lowered to \$1000 per month. There has been no interest shown to date.

Front Entrance & Pool Landscaping Proposal: Motion made by Levell and seconded by Rand to have Vickers pursue the beautification of the front entrance and pool area landscaping. Rand, Levell and Preston approved the motion, Gakos and Andrewes opposed. Motion carried. The Board will inspect the area and suggest some ideas for plantings.

Attorney Search Committee: Levell spoke to Mr. Mountfort, a Pavilion Club owner, who will get back to her to with some recommendations. Andrewes read a proposal from attorney Cheryl Kraus. Her retainer fee is \$2,200 per year or \$280 per hour, with a legal assistant's fee at \$75 per hour. Zarrelli had contacted Kathleen Passidomo who stated that she is not taking on new clients. The search will continue.

NEW BUSINESS

Gutter Repair/Cleaning proposal: Motion made by Levell and seconded by Preston to hire All Weather Gutters Co. to repair all gutters and downspouts as needed. The contract amount is \$4,250 (\$250 per building) plus \$1 per lineal ft. for cleaning the gutters where needed.

Front Entry Sign repair proposals: Vickers contacted 5 companies for proposals to replace the rusted "banding" around the front entry signs. Motion made by Andrewes and seconded by Levell to hire United Plastering for \$1,900 to repair the banding on the front entry signage and add a cap and finial to the 6 columns. Unanimously approved.

ADJOURNMENT

Confirm Date of Next Meeting: The next regular meeting of the Board will be held on Wednesday, April 8, 2009 at 10:00 AM. Motion made by Rand and seconded by Gakos to adjourn. The meeting adjourned at 11:55A.M.

Respectfully submitted,
Kathleen Preston, Secretary