

CIRCLE BAY YACHT CLUB CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS' MEETING, MAY 19, 2016

The meeting was held in the Association's Club House in Stuart, FL and called to order by President Bols at 10:00 AM. The Pledge of Allegiance was recited followed by a moment of silence honoring those who have served and are now serving in the Armed Services. The Secretary called the roll. Present were: Werner Bols, President; Doris Brennan, Vice-President; Glenn Meyer, Secretary; Barry High, Treasurer; Toby Hohenstein, Director (by phone); Michael Kaye, Director; and Tom Russo, Manager

President Bols made his opening remarks.

The Secretary reported that notice of today's meeting was posted in a timely manner. The Secretary made a motion that we dispense with the reading of the minutes of the meeting held April 21, 2016 and that they be accepted as posted. The motion was seconded by Barry High and carried unanimously.

Barry High gave the Treasurer's report a copy of which is on file.

Tom Russo gave the Manager's Report.

New Business:

- a. Glenn Meyer made the following motion: "I move that we accept the control replacement portion of the proposal from Southeast Elevator in the amount of \$201,250.00 for seven elevators. Funding to be from reserves by phase. Scheduling and oversight by Tom Russo, Manager, in conjunction with Barry High, Treasurer. This acceptance is subject to Southeast Elevator agreeing, in writing, to hold maintenance contract fees to their present levels for two years." Barry High seconded the motion.

Toby Hohenstein moved to amend the motion so that we include Southeast's elevator cabs interior renovation proposal in the amount of \$45,000.00 for ten cabs. The motion to amend was seconded by Doris Brennan. After discussion, the motion to amend was passed unanimously.

After further discussion the motion, as amended, was passed unanimously.

- b. Toby Hohenstein made the following motion: "I move that we accept the proposal from Custom Pool and Spa Mechanics, Inc. in the amount of \$27,025.00 for pool resurfacing and beam changes in accordance with code." Barry High seconded. After discussion the motion was passed with one dissenting vote by Glenn Meyer.
- c. Glenn Meyer made the following motion: "I move that we authorize Venture Construction Group to proceed with their proposal regarding hail damage to roofs, subject to insurance concerns." Barry High seconded. There was a discussion with a presentation by representatives of Venture Construction and input from owners and the board. The motion passed with one dissenting vote from Michael Kaye.

Werner Bols called for owner comments and several were made and responded to.

Doris Brennan moved to adjourn. Barry High seconded, and the motion passed unanimously.

The meeting was adjourned at 11:12 AM.

Glenn H. Meyer, Secretary