

Vero Beach Hotel and Club Condominium Association, Inc.
Board of Directors Meeting
December 22, 2011

Meeting was called to order by the Association's President, Doug Miller at 10:03 a.m. in the Condominium conference room at 3500 Ocean Dr., Vero Beach, Florida.

ROLL CALL

Board Members present were: Doug Miller, President
 Patrick Huffstutter, Vice President
 Dan Begley, Secretary/Treasurer
 Eileen Miller, Director

VERIFICATION OF MEETING NOTICE

Mr. Miller verified that the meeting was properly noticed and posted.

APPROVE OUTSTANDING BOARD MEETING MINUTES

The Board reviewed the minutes for the Board Meetings of October 12, 2011 and December 16, 2011. Mr. Miller requested one change to the minutes of December 16th. Mr. Huffstutter moved to approve the minutes with the noted change, seconded by Mrs. Miller and the motion passed unanimously.

DISCUSSION AND VOTE ON NEW MANAGEMENT AGREEMENT

The Board reviewed the proposed management agreement from OPC Management, Inc. After discussion Mr. Miller made a motion to accept the proposed management agreement as submitted, seconded by Mrs. Miller and the motion passed unanimously.

DISCUSSION AND VOTE ON NEW BANKING RELATIONSHIP

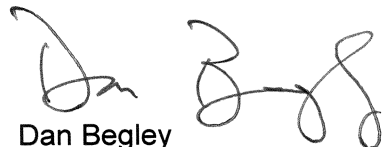
The Board discussed opening the Association's operating bank account with Iberia Bank. Each check would require two signatures after at least two board members approve the invoice. Mr. Miller moved to open the bank account with the requirements, seconded by Mr. Huffstutter and the motion passed unanimously.

ESTABLISH DATE OF ANNUAL MEETING

The Board agreed to hold the 2012 annual meeting on Friday, March 9, 2012 at 10:00 a.m.

ADJOURNMENT

With no further business brought before the Board, Mrs. Miller moved for the meeting to be adjourned 11:40 a.m., seconded by Mr. Huffstutter and the motion passed unanimously.



Dan Begley
Association Secretary