

Vero Beach Hotel and Club Condominium Association, Inc.
Board of Directors Meeting
May 1, 2012

Meeting was called to order by the Association's President, Joseph Semprevivo, at 9:35 a.m. in the Condominium board room at 3500 Ocean Dr., Vero Beach, Florida.

ROLL CALL

Board Members present were:

Joseph Semprevivo, President
Patrick Huffstutter, Vice President
Dan Begley, Secretary/Treasurer
Eileen Miller, Director
Doug Miller, Director

Also in attendance was Alfred DeMott, Property Manager from OPC Management, Inc.

VERIFICATION OF MEETING NOTICE

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

APPROVE OUTSTANDING BOARD MEETING MINUTES

The Board reviewed the minutes for the Board Organizational Meeting of March 9, 2012. Mr. Huffstutter moved to approve the minutes as submitted, seconded by Mr. Miller and the motion passed unanimously.

REVIEW FINANCIAL STATEMENTS

The Board reviewed the March and April 2012 financial statements. The Directors also discussed the engagement of a CPA for the 2011 audit and tax return. Mr. Huffstutter moved to approve the engagement of Gerald Jackson CPA to prepare the 2011 audit and tax returns, seconded by Mr. Miller and the motion passed unanimously.

The Directors reviewed several of the expenses charged by the Hotel Management staff to the REA charges. Several charges to the Association were for owner inventory items. Mrs. Miller moved to have the Association pay only the common area expenses on a monthly basis and to request the Hotel Management staff maintain the owner inventory and bill them accordingly. The motion was seconded by Mr. Begley and passed unanimously.

Mr. Huffstutter moved to approve the March and April 2012 financial statements, seconded by Mr. Miller and the motion passed unanimously.

DISCUSS AND VOTE ON CAPITAL EXPENDITURES

Mr. Huffstutter made a motion to table to the discussion of the pool equipment and requested a maintenance committee be formed to address this issue. The motion was seconded by Mr. Miller and passed unanimously.

REVIEW TURNOVER STATUS

Mr. DeMott informed the Board that he is continuing to work with the Association's accountant on the turnover audit. A number of issues including bad debt write offs and owner inventory reimbursements need to be addressed.

Mr. Miller updated the Directors on the status of the turnover engineer's report.

ESTABLISH COMMITTEES AND APOINT CHAIRPERSONS

Mr. Huffstutter moved to establish a Maintenance and Equipment Committee with Paul Nezi as Chairman and a Hospitality Committee with Kevin Donovan as Chairman. The motion was seconded by Mrs. Miller and passed unanimously.

DISCUSSION AND VOTE ON UNIT 227 IMPROVEMENTS

Mr. Huffstutter moved to table this issue as the unit is in foreclosure. The motion was seconded by Mr. Miller and passed unanimously.

ADJOURNMENT

With no further business brought before the Board, Mr. Miller moved for the meeting to be adjourned 11:00 a.m., seconded by Mr. Begley and the motion passed unanimously.



Alfred S. DeMott III
Recording Secretary



Dan Begley
Association Secretary