

**Vero Beach Hotel and Club Condominium Association, Inc.**  
**Board of Directors Meeting**  
**December 3, 2012**

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Meeting was called to order by the Association's President, Joseph Semprevivo, at 10:00 a.m. in the Shoreline 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  
  Doug Miller, Director  
  Eileen 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 Directors reviewed the minutes for the Board Meeting of November 12, 2012. Mr. Begley moved to approve the minutes as presented, seconded by Mrs. Miller and the motion passed unanimously.

**BOARD REVIEW OF 2013 KIMPTON OPERATING BUDGET**

The Board reviewed the November 2012 financial statements for the Association as well as the delinquent accounts report as of November 30, 2012.

The Board discussed the proposed 2013 budget submitted by Kimpton and the Hotel Management company. Mr. Semprevivo discussed the status of the insurance renewals. He also informed the Board that based on discussions with hotel management there would be an adjustment to the billing method to owners for unit repairs. After further review of the proposed hotel budget, the Board requested Mr. DeMott send the Kimpton and Hotel management representatives a letter indicating the areas of the budget that could be reduced.

**ADJOURNMENT**

With no further business brought before the Board, Mr. Miller moved for the meeting to be adjourned at 12:50 a.m., seconded by Mr. Huffstutter and the motion passed unanimously.



Alfred S. DeMott III  
Recording Secretary



Dan Begley  
Association Secretary