

CAMARON COVE RESORT
2402 N. GULF BLVD
INDIAN ROCKS BEACH, FL 33785
888-596-8610 727-596-8610 727-595-9158(fax)
www.cameroncove.com camaroncove@msn.com

Camaron Cove Resort
Timeshare Continuation Meeting
December 7, 2019

Notice duly given, a meeting of the Camaron Cove Homeowners was called to order on December 7, 2019 at 10:00 a.m., at the Church of the Isles, 200 24th Avenue, Indian Rocks Beach, FL 33785. Present were Mike Shestok, President; Sandy Farrell, Vice President; Jay Cooper, Secretary/Treasurer; Rick DeJong; Director. Also present were Jim Valente, Mark Bodine, Gloria Weir, Joann Evans, Roxanne Grover from Vacation Property Management, Inc. Also approximately 40 homeowners.

The main purpose of the meeting is the Timeshare continuation of 2022. Camaron Cove Resort documents state that in 2022 the homeowners must vote on whether they want to continue the timeshare plan of ownership at Camaron Cove Resort. Notice of this continuation plan along with voting proxy was sent to all homeowners in July 2019. (See attached notice)

Camaron Cove Resort has 2040 unit weeks. 51% of the unit week owners are required to send in their proxy and vote to continue the timeshare ownership. A 2/3rd of those votes must be yes to continue. Proxy votes were to be returned to Newman and Company P.A. for counting and certification. The vote was unanimously approved by the homeowners to continue until they have to vote again in 2032. (See attached proxy count from Newman and Company P.A.). Of the 2040 unit week owners, 1,529 proxy were received of which 1521 votes yes to continue and 8 voted not to continue. 511 homeowners did not send in their proxy to vote. Camaron Cove Resort will continue as a timeshare until 2032 at which time the homeowners will have to go through this voting process again. It was suggested that a copy of the recorded timeshare continuation document be sent to all homeowners.

Jim Valente spoke on the timeshare continuation plan. In 2022 homeowners must vote if they want to continue as a timeshare resort. This process can be started 3 years in advance, that is why the process was started in 2019. In 2022 all homeowners could become tenants in common at the resort if they do not vote to continue as a timeshare resort. This means that you would not own a specific timeshare unit and week. All homeowners would have the right to come in and use any unit and week they wanted. This would have been chaotic and costly. Your board of directors and management company has met with the association's attorney numerous times over the past year to draw up the documents and proxy you received back in July to explain this timeshare continuation plan. Our Management Company went through this process at another resort and the attorney cost was around \$ 14,000. Jim Valente stated that having done this continuation plan at other resorts, the management company saved Camaron Cove thousands of dollars in attorney fees.

There being no further discussion on the 2022 timeshare continuation plan, Sandy Farrell made a motion to have the notice of continuation of interval ownership recorded as approved by the Camaron Cove Resort homeowners. Motion was seconded by Magil Darnley. The vote was unanimously approved by the homeowners to continue the timeshare plan of ownership until they have to vote again in 2032.

Mike Shestok made a motion to adjourn the meeting which was seconded by Jay Cooper.

Meeting adjourned at 10:20 a.m.

Respectfully Submitted,

Mark Bodine
Vice President, Vacation Property Management
Camaron Cove Resort Manager

CAMARON COVE RESORT

2402 N. Gulf Blvd

Indian Rocks Beach, FL 33785

(888) 596-8610 (727) 596-8610

(727) 595-9158 Fax

camaroncove@msn.com

www.camaroncove.com

Camaron Cove Resort
Board of Directors Meeting Minutes
December 7, 2019

Notice duly given, a meeting of the Camaron Cove Resort Condominium Association, Inc. Board of Directors was called to order at 10:20 a.m. on December 7, 2017 at Church of the Isles, 200 24th Avenue, Indian Rocks Beach, FL 33785. Present were, Mike Shestok, President; Sandy Farrell, Vice President; Jay Cooper, Secretary/Treasurer; Rick DeJong, Director. Also present were Jim Valente, Mark Bodine, Gloria Weir, Joann Evans and Roxanne Grover from Vacation Property Management, Inc. Also present were 40 homeowners at the meeting in person. Sign in sheet of homeowners attending the meeting is available in the office.

The main purpose of the meeting was to approve an operating budget for the resort for 2020 and any other matters that may come before the board.

Mark Bodine stated that the 2020 budget was sent to all homeowners along with their annual meeting material 30 days prior to this meeting. (See attached 2020 budget). The proposed 2020 budget will increase by \$ 25.00 for each unit week. 2020 maintenance fees will increase \$ 10.00 to \$ 530.00 for each unit week, 2020 reserves will increase \$ 10.00 to \$ 160.00 for each unit week.

Real Estate taxes for 2020 will increase by \$ 5.00 for each unit week. This is due to a special fire district tax voted in by the City of Indian Rocks Beach in March 2019.

Real Estate Taxes are: \$ 40.00 for the 01, 02, 03, 06, 07 and 08 rooms. \$ 50.00 for the 04 and 05 rooms. Taxes were paid in November this year to get a 4% savings.

Mark Bodine stated Jay Cooper, the secretary/treasurer goes to the resort a few times each month to review the checks to pay bills and signs off for approval. Sandy Farrell also reviews the financial statements and the annual audit. Copies of the audit are sent to the Bureau of Timeshare for their review. Anyone wanting a copy of the annual audit can contact the resort office and have a copy emailed or mailed.

Mr. Bodine stated that the official books and records of the association are kept in the office at Camaron Cove Resort for review by any homeowners at any time during business hours. Copies of the records can be mailed or emailed to the homeowners.

Camaron Cove Resort Board of Directors

Meeting Minutes

December 7, 2019

Page 2

Mark Bodine explained that the bills for the 2020 fees will be mailed out at the end of December. The homeowners can pay the bill in full or pay with a 3 part payment plan. First payment is due in January, 2nd payment is due in February and the 3rd and final payment is due in March. The assessments become delinquent on March 31. A \$ 25.00 late fee is added April 1st. If delinquent April 1st, a letter goes out stating that they cannot use their unit week or the beach club facilities at the resort and they cannot exchange their week with RCI. In June the delinquent accounts are turned over to the association's attorney for collections and possible foreclosure for non payment of the yearly assessments. This year we had 5 foreclosures, the lowest number of foreclosures in years.

The meeting was opened for discussion with the homeowners on any questions they had about the line items and any increase and decrease in the proposed budget for 2020.

Sandy Farrell stated that a lot has been accomplished at the resort this year. New sliding glass doors and windows installed in all the room over the past 2 years. New aluminum railing on the balcony and interior atrium, new gate and lock in the picnic area going to the beach. New lighting in the parking lot and picnic area. The exterior of the building will be inspected and repaired for any cracks or areas that could have water intrusion.

Rick DeJong asked about special assessments at the resort. In 1986 there was a \$ 18.00 assessment to each unit week for replacement to the sea wall from Hurricane Elena. In 1991 the developer turned over control of the association to the homeowners. The developer owned the office and sold it to the association which was a \$ 65.00 special assessment for each unit week. The association owns the office. In 2001 there was a \$ 50.00 assessment for each unit week for the renovations of the rooms.

There being no additional discussion on the proposed 2020 operating budget, Mike Shestok made a motion to approve the 2020 operating budget as presented. Motion was seconded by Sandy Farrell. Motion passed unanimously.

There being no further business to come before the board, Mike Shestok made a motion to adjourn the meeting. Motion was seconded by Jay Cooper which passed unanimously.

Meeting adjourned at 10:35 a.m.

Respectfully submitted,

Mark Bodine

Vice President, Vacation Property Management, Inc.

Camaron Cove Resort Manager

CAMARON COVE RESORT

2402 N. Gulf Boulevard
Indian Rocks Beach, FL 33785
(888) 596-8610 (727) 596-8610
(727) 595-9158 FAX
www.camaroncove.com

Annual Meeting of the Camaron Cove Resort
Condominium Association, Inc. Homeowners
December 7, 2019

This is a draft of the annual meeting of the Camaron Cove Resort Homeowners. Final approval of the minutes to be approved by the homeowners at the next annual meeting.

Notice duly given, the annual meeting of the Camaron Cove Resort Condominium Homeowners Association Inc. was called to order at 10:35 a.m. on December 7, 2019 at the Church of the Isles, 200 24th Avenue, Indian Rocks Beach, FL 33785. Present were Mike Shestok, President; Sandy Farrell, Vice President; Jay Cooper, Secretary/Treasurer; Rick DeJong, Director. Also present were Jim Valente, Mark Bodine, Gloria Weir, Joann Evans and Roxanne Grover from Vacation Property Management.

Also present were approximately 40 homeowners attending the meeting in person. Sign in sheet of homeowners attending the meeting in the office.

The main purpose of the annual meeting is to elect a board of directors for 2020, vote on reserves for 2020 and any other matters that may come before the membership.

Roll call of directors and members were taken and certification was given that there was a quorum of members present either in person or by proxy to hold the annual meeting. 618 proxy=s were needed to have a quorum this year for the annual meeting. Proxies sent in this year were 1,058 which is 50% of the homeowners which exceeds the number needed for a quorum to hold the meeting.

Homeowner Walter Brugger made a motion to waive the reading of the 2018 annual meeting minutes. Motion was seconded by Nancy Kubecka which passed unanimously. Mark Bodine stated that the minutes, books and records of the resort are in the resort=s office at 2402 N. Gulf Blvd, Indian Rocks Beach and can be viewed by any homeowner during normal office hours. Also copies of the resort records will be emailed or mailed to the homeowners at their request. The current audit, monthly financial statements can be sent to owners by mail, email or fax if requested.

Mark Bodine stated that email notification or a letter was sent out 60 days ago asking any homeowners who desires to run for the board of directors to submit the notice of intent to run for the board along with a resume. The form and resume had to be returned at least 35 days before the annual meeting so it could be mailed to all homeowners with the information mailing that will go out with the annual meeting material to all homeowners in November. No notices of intent to run for the board of directors were returned by the homeowners. The current board of directors all said they will serve another year on the board. The following will remain on the board of directors for 2020. Jay Cooper, Rick DeJong, Sandy Farrell, Flo McGee and Mike Shestok. The board members were asked to give a short presentation about themselves and service on the board of directors.

Mark Bodine stated that in accordance with Florida Statute 721 a vote to approve or waive the reserves is to be taken at the annual meeting of the homeowners. Notice of the reserves for 2020 were sent to all homeowners along with the annual meeting materials in October. The reserves are for painting, paving, roofing, and capital improvements to the resort. If reserves were not approved each year, special assessments of the homeowners would result in getting funds to do these projects. Proposed reserves for 2020 will increase by \$ 10.00 to \$ 160.00 for each unit week. (See attached 2020 reserves).

The meeting was open to discussion with the homeowners on the 2020 reserves. Sandy Farrell stated that the board was looking into the start of renovating the rooms. A Furniture, Fixture and Equipment committee was formed of Board Members and homeowner=s. Several meetings have already taken place and some of the proposed renovations include replacing the sleeper sofa and love seat, stressless chair and ottoman, bed covers, and flooring.

Annual Homeowners Meeting Minutes

December 7, 2019

Page 2

Mark Bodine opened up the meeting to the homeowners for any questions they might have for the board and management company on any other matters.

Homeowner=s comments were about replacing the vinyl shelving in the bedroom closets. Difficulty in understanding the alarm clocks in the bedrooms. Pools handicap lifts. Umbrellas at the pool. Bathroom handicap benches. Trimming the Sea Oats on the North side of the property. A new gate has just been installed In the picnic area going to the beach which has a lock. Residents are given a code to the lock at check in to use when coming from the beach to access the resort.

The board to discuss these homeowners suggestions at future board meetings.

One homeowner discussed the Beach Club Rules and Regulations concerning calling in 3 days ahead for use of the Beach Club Facilities. They were unhappy with calling in 3 days before using. Beach club rules were established to give the homeowners staying at the resort priority use of the facilities over the daily Beach Club users. A list of the Beach Club Rules and Regulations were mailed to all homeowners a few years ago. Also the staff hands out the rules when homeowner=s come in to use the Beach Club. Mike Shestok stated that the Board of Directors will review the Beach Club Rules and Regulations at the board meeting January23, 2020.

With the proxy and homeowners attending the annual meeting, Nancy Kubecka made a motion to approve the reserves for 2020. Motion was seconded by Magil Darnley, the reserves were approved in the amount of \$ 160.00 for each unit week owned for 2020.

There being no further matter to discuss with the homeowners at the annual meeting, Magil Darnley made a motion to adjourn the meeting, motion was seconded by Walter Brugger which was approved unanimously.

Meeting adjourned at 11:50 a.m.

Respectfully submitted,

Mark Bodine
Vice President, Vacation Property Management, Inc.
Cameron Cove Resort Manager

CAMARON COVE RESORT
2402 N. GULF BLVD
INDIAN ROCKS BEACH, FL 33785
888-596-8610 727-596-8610 727-595-9158(fax)
www.cameroncove.com camaroncove@msn.com

Camaron Cove Resort
Board of Directors Meeting
December 7, 2019

Notice duly given, a meeting of the Camaron Cove Resort Board of Directors was called to order on December 7, 2019 at 12:10 p.m., at the Church of the Isles, 200 24th Avenue, Indian Rocks Beach, FL 33785. Present were Jay Cooper, Rick DeJong, Sandy Farrell, Mike Shestok. Also present were Jim Valente, Mark Bodine, Gloria Weir from Vacation Property Management, Inc.

The main purpose of the meeting was the election of positions for the newly elected Board of Directors for 2020 and any other matters that may come before the Board.

Sandy Farrell made a motion to have Mike Shestok as President, Sandy Farrell as Vice President, Jay Cooper as Treasurer, Rick DeJong as Secretary and Flo McGee as Director. Motion was seconded by Jay Cooper which passed unanimously.

Sandy Farrell made a motion to have attorney, Brian Deeb continue as escrow agent for the real estate tax account for Camaron Cove Resort. Motion was seconded by Mike Shestok which passed unanimously.

Sandy Farrell made a motion to have Jay Cooper continue as signer on all Camaron Cove Resort corporate resolutions, deed transfers and legal matters. Motion was seconded by Mike Shestok which passed unanimously.

Mike Shestok made a motion to have Jim Valente, Mark Bodine and Jay Cooper to continue as signers on all Camaron Cove Resort bank accounts. Motion was seconded by Rick DeJong which passed unanimously.

The Board decided to continue having the monthly board meeting on the 3rd Thursday

of each month at 5:00 p.m. Next Board of Directors meeting scheduled for Thursday, January 23, 2020 at 5:00 p.m. Board also discussed having a May workshop on Wednesday, May 13, 2020.

Mark Bodine discussed smoking on the property. Smoking is not allowed in the rooms, but residents can smoke on the balcony. We have designated smoking area in the picnic area at the week picnic benches. Mark Bodine has received numerous complaints from residents setting on their balcony and smoke from other balcony coming into their rooms. Also you can see numerous cigarette burns on the balcony carpet. Mark Bodine recommended that there be no smoking in the rooms or on the balcony. Smoking only in the designated smoking area at the picnic area.

Mike Shestok made a motion no smoking in the rooms, room balcony and in the building. Smoking only at the designated smoking in the picnic area. If indication of smoking in the rooms a \$ 250.00 fine will be assessed to the owner or resident using the room. Not smoking in the rooms, balcony and building to be added to the welcome book in all the rooms. Motion was seconded by Sandy Farrell which passed unanimously. An email blast to be sent to homeowners about smoking at the resort.

The board discussed RCI Gold and Silver Crown Awards. Camaron Cove has received Silver Crown from RCI for 2020. In the past the resort has received Gold Crown. RCI awards are based on the RCI exchanger comments after staying at the resort. RCI comment scores are from check in, room amenities, room condition, housekeeping, maintenance. Certain RCI comment scores determine which award the resort will receive. The most comments we get from RCI exchangers are the rooms are looking old and need to be updated.

Rick DeJong discussed enhancing the mission statement and employee goals for the future. What can an employee do better for the next year. Also to update the information on the survey report that is handed out at check in.

Board discussed a recommendation from homeowner Charlotte Bentley to replace the vinyl shelving in the room closets. Also the board discussed replacing the old pool furniture with new higher chase loungers.

Recycle bins in the units were discussed. Mark Bodine stated that blue recycle bins are located on the ground floor south side of the building. Residents can take the recycle items there. Recycle bins in the rooms would be a housekeeping problem that each Saturday they would have to collect all the recycle material and take out of the building to the recycle area. The Board of Directors support recycling at the resort however the recycle contractor mixes all the items together when collecting. The Board does not support having recycle bins in the rooms. Recycle bins are located on the ground floor south side of the building.

There being no further matters to come before the board, Mike Shestok made a motion to adjourn the meeting. Motion was seconded by Jay Cooper. Motion passed unanimously.

Meeting adjourned at 1:00 p.m.

Respectfully submitted.

Mark Bodine
Vice President, Vacation Property Management, Inc.
Cameron Cove Resort Manager