

MAJESTIC BEACH RESORT COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS ORGANIZATIONAL MEETING
DECEMBER 16, 2006

Board Members Present

Jimmy Lewis, President
Roy Miller, Vice President
Debra Ciano, Secretary
Anne Magdic, Treasurer
Gary Baker, Director
Ed Hickey, Director

Board Members Absent

Greg Boyd, Director

Management Present

Tom Sparks, VP of Association Operations
Mike Wray, Association Manager
Wanda Horne, Executive Assistant

Counsel Present

Brian Hess, Esq., Association Attorney

Owners Present

None

1. **Welcome/Call to Order/Roll Call – Determination of Quorum.** Jimmy Lewis called the meeting to order at 12:03 pm. As six of the seven directors were present, there was a quorum.

2. **Proof of Due Notice.** Mike Wray verified that the notice of the meeting and agenda were mailed and posted as required.

3. **Action Item - Election of Officers.**

a. Roy Miller made a motion that Jimmy Lewis be president. Second was by Ed Hickey. The motion carried by unanimous vote.

b. Jimmy Lewis made a motion that Roy Miller be vice president. Second was by Gary Baker. The motion carried by unanimous vote.

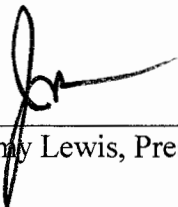
c. Roy Miller made a motion that Debra Ciano be secretary. Second was by Gary Baker. The motion carried by unanimous vote.

d. Roy Miller made a motion that Anne Magdic be treasurer. Second was by Gary Baker. The motion carried by unanimous vote.

4. **Turnover of Control of the Association by the Developer.** The developer presented the Association with all the items required by Chapter 718.301, Florida Statutes. Roy Miller inventoried the documents and accepted them on behalf of the Association.

5. **Adjournment.** With there being no further business to discuss, Roy Miller made a motion to adjourn and Ed Hickey made the second. The motion carried by unanimous vote. The meeting adjourned at 12:14 pm.

Approved this 15TH day of June, 2007, by a unanimous vote of the Board of Directors of the Majestic Beach Resort Community Association, Inc.



Jimmy Lewis, President



Debra Ciano, Secretary

Attachment:

1. Turnover Document Inventory

The following items required to be turned over in accordance with Chapter 718.301, Florida Statutes, were received by the Majestic Beach Resort Community Association, Inc., on December 16, 2006:

1. Recorded Declaration of Condominium and all amendments thereto (Towers I & II)
2. Certified copy of the Articles of Incorporation of the Association (Towers I & II)
3. Copy of the Bylaws (Towers I & II)
4. The minute book
5. House rules & regulations and Board Resolutions
6. Resignation of developer board members
7. Financial records
8. Association funds or control thereof
9. Inventories of the personal property of the Association
10. Construction plans & specs and the Architect's Affidavit
11. List of contractors and subcontractors utilized during construction
12. Insurance policies
13. Certificates of Occupancy
14. Permits
15. Warranties by contractors, suppliers, and manufacturers
16. Roster of unit owners
- N/A 17. Leases of the common elements and other leases (note: there are no leases)
18. Employment contracts or service contracts (landscape, trash, pest control, etc.)
19. All other contracts (maintenance cart lease)

Received by: Rayn Miller on behalf of the Association
Board Member Signature

**Majestic Board of Directors
Organizational Meeting
December 16, 2006**

SIGN-IN SHEET

NAME

UNIT #

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