

**MINUTES OF THE YEAR 2009 ANNUAL MEETING
OF WINDJAMMER CONDOMINIUM
ASSOCIATION OF LBTS, FLORIDA, INC.**

The Annual Meeting was called to order on Friday, November 13th, 2009 at 4:00 P.M. at the Community Church at 4433 Bougainvillea Drive, Lauderdale-by-the-Sea, FL 33308.

ROLL CALL:

In attendance were President Schweighardt and Director's Watson, Stofsky, Ingalls, Beamer and Secretary Diane Boutin. Attorney Ken Direktor, of Becker & Poliakoff chaired the meeting. In conjunction with the proxies, a total of 1,021 unit/weeks were represented as evidenced by the owner registration log. Having met quorum the meeting proceeded according to the agenda.

PROOF OF NOTICE:

Notice of the Annual Meeting was sent to all owners on October 15, 2009 as per the Affidavit of Mailing. A copy will be appended to the Minutes.

MINUTES OF YEAR 2008 ANNUAL MEETING:

UPON MOTION duly made by Ronald Schweighardt, seconded by Michele Watson and unanimously carried, Minutes of the 2008 Annual Meeting were read by Chairman Ken Direktor and unanimously adopted as presented.

PRESIDENT'S REPORT AND MANAGER'S REPORT:

President Ronald Schweighardt gave his yearly update and congratulated the staff for a job well done. A "Presidents Update" is attached to the minutes. Manager Diane Boutin addressed the renovations and modernization of the buildings front façade with the compass rose in true direction incorporated, preventative maintenance and the capital reserve.

ACCOUNTANT'S UPDATE:

Windjammer's accountant, Ron Martin, stated that our budget is within 2 to 3% of expenses over income which is very good. He also stated that our net is less than 1% of total operations.

ELECTION OF DIRECTORS:

Directors Ronald Schweighardt, Angela Stofsky and Hurshellene Beamer were up for re-election to the Board of Directors and consented to post their candidacy. As there were no nominations from the floor, Chairman Ken Direktor announced that the slate of Directors would remain as presented. By unanimous vote, Ronald Schweighardt, Angela Stofsky and Hurshellene Beamer were re-elected respectfully for _____.

AMENDMENTS:

UPON MOTION duly made by Ron Schweighardt, seconded by Nancy Ingalls the "Maintenance, Alterations and Improvements" amendment was approved by a majority of owners. The purpose of this amendment was to establish a policy requiring a minimum of three (3) days of housekeeping services per unit/week for all occupants. Director Watson requested clarification on security deposits. Manager Boutin explained to Director Watson that all exchanges and rentals must post a \$100.00 security deposit prior to occupancy. Owners and their guests are requested to post a credit card number as a form of security.

NEW BUSINESS:

Diane Boutin informed the Board of a letter received from one of our owner's, Mr. James Tasker in which he brought up concerns with owners who own week 52 are granted a free week 53 during a leap year. Mr. Tasker does not agree with this policy. 28 years of ownership has presidential value. Also discussed was the "Win a FREE Vacation Week" contest. This contest was a successful attempt to go green by having owners decide if they would accept e-billing. The winner of the contest is Mr. & Mrs. Frank Monte Carlo owner #G00120.

UPON MOTION duly made by President Ron Schweighardt, seconded by Hurshellene Beamer and unanimously carried, there being no further business to come before the Board, the meeting was adjourned at 5:00 P.M.

FOR THE BOARD OF DIRECTORS

Diane Y. Boutin, Secretary

Approved _____

DRAFT