

**MINUTES OF THE YEAR 2008 ANNUAL MEETING
OF WINDJAMMER CONDOMINIUM
ASSOCIATION OF LBTS, FLORIDA, INC.**

The Annual Meeting was called to order on Friday, November 14th, 2008 at 5:00 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 and Secretary Diane Boutin. Due to conflict of interest, Director Hurshellene Beamer, was absent. 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 September 25th, 2008 as per the Affidavit of Mailing. A copy will be appended to the Minutes.

MINUTES OF YEAR 2007 ANNUAL MEETING:

UPON MOTION duly made by Ronald Schweighardt, seconded by Michele Watson and unanimously carried, Minutes of the 2007 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 stated the 115 unit weeks sold during the year in conjunction with a hurricane free summer contributed to a 3% maintenance fee reduction for 2009.

ELECTION OF DIRECTORS:

Directors Hurshellene Beamer and Michele Watson 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, Michele Watson and Hurshellene Beamer were re-elected respectfully for 2 years and 1 year.

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.

UPON MOTION duly made by Patrick Oser, seconded by Barbara Sloan and unanimously carried, there being no further business to come before the Board, the meeting was adjourned at 5:30 P.M.

FOR THE BOARD OF DIRECTORS

Diane Y. Boutin, Secretary Approved