

Board of Directors

Douglas Carr, President
Douglas.Carr@fntca.com

Stephen Prial, Vice President
Stephen.Prial@bluegreenvacations.com

Kim Fries
Secretary - Treasurer
Kim.Fries@bluegreenvacations.com

Directors
Cynthia Taylor
Cynthia.Taylor@fntca.com

Jeff VanHoorelbeke
mjvan1331@yahoo.com

Management Company

Resort Solutions Realty, Inc.
392 South Atlantic Avenue
Ormond Beach FL 32176



Outrigger Beach Club
215 South Atlantic Avenue
Ormond Beach, FL 32176
Phone 386-672-2770
OutriggerBeachClub.net

October 2022

Letter from the President

Date: 15 September, 2022

To: All Outrigger Beach Club Condominium Association Owners

From: Douglas S. Carr, President of the Board of Directors

Re: Election Results, New Board of Directors, and Important Initiatives ____

Dear Owners of the Outrigger Beach Club Condominium Association,

First off thank you for voting in the most recent election for Directors. Your new slate of Directors and Officers is as follows:

Douglas Carr, President
Stephen Prial, Vice President
Kim Fries, Secretary / Treasurer
Cynthia Taylor, Director
Jeff VanHoorelbeke, Director

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In the past few years the Board and Management have made strides in the following areas: (1) room refurbishment including carpets and furniture replacement; (2) air-conditioner unit replacements; (3) completion of state required structural inspection; (4) concrete repairs throughout the property.

The lawsuits have drained valuable resources and I am hopeful that we will put these legal matters behind us soon.

Going forward we have a new Board of Directors with really talented professionals bringing years of expertise in construction, property management, accounting, law, and more. We as a board are committed to operating this property safely, ethically, professionally, and in compliance with all laws.

I think I speak for the entire Board when I tell you that our primary areas of focus will be: (1) capping the legal expenses and moving past the costly litigation; (2) addressing health and human safety issues on property,

2022 Meeting Dates

2023 Budget Meeting
October 17, 2022 at 10:00 a.m.
via Zoom.

2022 Annual Meeting &
Election via Zoom
December 13, 2022

Letter from the President (continued)

specifically attending to any recommendations contained our recurring structural evaluations; (3) continuing to improve our financial position by seeking ways to turn non-performing [delinquent] inventory into performing inventory owned by maintenance fee paying members; (4) evaluating our capital survey and project plan to anticipate necessary repairs and replacements years in advance.

Fellow board members have brought to my attention the rumors floating around on social media. Allow me to take a minute to address some of the erroneous information that is floating around out there.

Rumor: Bluegreen is taking over your resort. Bluegreen made a substantial investment in Outrigger when they purchased the block of inventory. Bluegreen pays their maintenance fees on time without fail. Without Bluegreen this property would be insolvent. While Bluegreen may in the future be interested in acquiring additional inventory, rest assured that in my experience observing their operating methods in other resorts, every action taken by Bluegreen is ethical, legal, appropriate, and is in an effort to improve the property for all members and owners.

Rumor: Legacy Owners will be forced to give up their week(s) and convert to Points. As I said to Jeff, I am an American property lawyer at base. Property rights in this country are sacrosanct. Nobody will be taking anyone else's property or forcing any ownership changes that I am aware of. To be clear, as this resort continues to improve its financial position, and we as a board address the pressing financial issue of maintenance fee delinquency, as well as ongoing maintenance and repair issues always necessary to preserve the value of this property for all the owners, it is possible that Bluegreen, or another corporate entity, may seek to purchase inventory here. But we as your Board of Directors will at all times adhere to all laws, and abide by the Articles, By-Laws and Rules of this Resort. In short, your individual ownership rights are not at risk in my view.

Request: We have heard that owners would like to be updated about the availability of Association owned inventory (weeks that were defaulted on by their owners and have now been recovered by the Association). Maintenance fee defaults or bad debt, are a high risk to our Association. The non-performing inventory means all owners in good standing are paying a percentage to cover those unrecoverable maintenance fees. So I will commit to working with management to make the list of these weeks available to owners and encourage purchases by paying members to bolster our financial position. In the coming weeks we will make this information available.

Lastly I just want to remind everyone that we as Directors have a fiduciary duty to protect the best interests of *all* the owner members at OBC. All of our decisions and our actions will be in the best interests of the ownership as a whole. Our objectives will be to maintain and preserve this asset for the safe use and enjoyment of all the owners and their families for years to come.

Respectfully submitted.

Douglas S. Carr

President of the Board of Directors

Outrigger Beach Club Condominium Association, Inc.

First Notice of the 2022 Annual Meeting and Election of Directors

TO ALL OWNERS:

The 2022 Annual Meeting of the Outrigger Beach Club Condominium Association, Inc., (the "Association") will be held on **December 13, 2022 at 10:00 a.m. via Zoom**. The Annual Meeting will be held for the purpose of electing two (2) Directors and such other business as may lawfully be conducted.

Due to the ongoing coronavirus / COVID-19 situation, this Annual Meeting will be conducted online via Zoom and also shown live on the Association's website.

Not later than 14 days before the Annual Meeting we will be mailing a "SECOND NOTICE OF ELECTION" which will specify the Agenda, contain the materials to enable you to vote in the Election of Directors, and contain other important information concerning the Election. The Second Notice will provide the information to allow you to attend via Zoom or view on the Association's website, but all Voting will be conducted as provided below.

NOTICE OF INTENT TO BE A CANDIDATE

On or before November 3, 2022 any qualified owner may provide a written notice to the Association of the desire and intention to be a candidate for election to the Association's Board of Directors. A form "Notice of Intent to be a Candidate for the Board of Directors" (the "Notice") is posted on the Association website at <http://outriggerbeachclub.net>. The Notice must be **actually received** by the Association **not later than 5:00 p.m. Eastern time on November 3, 2022**.

If sent via United States Mail, the Notice must be sent to:

Outrigger Beach Club Condominium Association, Inc.
c/o Resort Manager
215 South Atlantic Avenue
Ormond Beach, FL 32126

The Notice may be faxed to **386-673-5095** or **emailed to:** ResortManager@outriggerbeachclub.net

If sent by any other means it is your responsibility to make sure it is actually received by the Association before the deadline. The Association will provide a written receipt for all Notices which are received by the deadline.

You may also submit a Candidate Information Statement, no larger than 8 1/2 inches by 11 inches, explaining your background, education, and qualifications. **If submitted, the Candidate Information Statement must be received by the Association on or before 5:00 p.m. Eastern time on November 8, 2022.** You can send your Candidate Information Statement to the Association using any of the means described above. The Association will provide a written receipt for all Candidate Information Statements which are received by the deadline.

Once the deadline for submitting the Notices of Intent to be a Candidate for the Board of Directors has expired, and if there are more than 2 candidates for election the Association will begin preparing the election materials to be sent to all Owners with the Second Notice of Election. Once the deadline for submitting the Candidate Information Statements has expired the Association will, at Association expense, prepare sufficient copies of the Candidate Information Statements to include them with each set of Election materials sent to Owners with the Second Notice of Annual Meeting.

The Election materials and the Candidate Information Statements are required to be mailed to all Owners after the expiration of the deadline for submitting Candidate Information Statements but no earlier than **Tuesday, November 13, 2022**, and not later than **Thursday, November 29, 2022**.

VOTING

The election will be conducted using written Proxies which will be provided in the Second Notice mailed to all Owners and also posted online at <http://OutriggerBeachClub.net>. Members will be entitled to one vote per Unit/Week they own. The completed proxy may be mailed, faxed or emailed to annualelection@outriggerbeachclub.net.

(Turn Over to fill out Notice of Intent to Run)

OUTRIGGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS

1. I, _____ hereby place my name in nomination as a candidate for the Board of Directors in the Election to be held at the 2022 Annual Meeting of the Association on December 13, 2022.
I am (check one):
[] the/an Owner of Unit _____ Week _____
[] an officer of a Corporation or other entity which owns
Unit _____ Week _____
2. I (check one) [] will [] will not be submitting a Candidate Information Statement about myself. I understand that I am responsible for the accuracy of the information contained in the Candidate Information Statement. If your Candidacy Information Statement is enclosed, please check here [] .
3. I certify that I am not a person who has been convicted of any felony in Florida or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction that would be considered a felony if committed in Florida, unless my civil rights have been restored for a period of not less than five (5) years prior to this date.
4. I understand that pursuant to Section 718.112(2)(d)2, I will not be listed on the ballot and am ineligible to be a candidate to be a Director of the Association if I am delinquent in the payment of any monetary obligation (including but not limited to a fee, fine, or special or regular assessment) owed to the Association.

Date: _____

Signature: _____

Printed Name: _____

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