

Americano Beach Lodge Resort Condominium Assoc, Inc
PO Box 511
Daytona Beach, FL 32115

IMPORTANT NOTICE DOCUMENTS!

**NOTICE OF BOARD OF DIRECTORS MEETING ANNUAL BUDGET MEETING FOR
THE 2021 BUDGET OF AMERICANO BEACH LODGE RESORT CONDOMINIUM
ASSOCIATION, INC.**

AND

**Notice of Annual Meeting of the
Americano Beach Lodge Resort Condominium Association, Inc.**

PLEASE CAREFULLY READ ALL DOCUMENTS ENCLOSED

December 5, 2020

Dear Owner,

RE: Board of Directors 2021 Budget Meeting and Annual Meeting Information

Enclosed you will find the Notice of Board of Directors Annual Budget Meeting for the 2021 Budget and Notice of the Annual Meeting and Election of Directors, and disclosure per Florida Statutes on the Election.

Please note that important information is on **both sides** of some of the pages.

1. Due to Covid-19 restrictions, please note the IMPORTANT NOTICE concerning the Board of Directors Budget Meeting for the 2021 Budget and the Annual Meeting to be conducted via RingCentral.

If you have questions, please contact our Customer Service Department at 321-320-8830 ext. 1053 or you can reach a representative via email at alice.grace@lemonjuice.biz. Our qualified staff will be available to assist you. If you are unable to attend via RingCentral, please contact our staff and a general proxy form can be emailed or sent to you.

Also included in this Notice are the online instructions and call-in numbers for both the Board of Directors Budget Meeting and the Annual Meeting. Please put your devices or phone on mute so as not to distract other owners. At the meeting it will be explained to you as to how questions and answers will be taken during the meetings.

Please find enclosed the following:

1. IMPORTANT NOTICE: Directions for participation online and call in numbers for both meetings,
2. NOTICE OF the 2021 Board of Directors Budget Meeting and Agenda,
3. NOTICE OF the Annual Meeting Notice and Agenda, and
4. A copy of the Proposed 2021 Budget.

Your Board of Directors

ADDITIONAL IMPORTANT NOTICE FOR RingCentral INFORMATION FOR BOARD OF DIRECTORS 2021 BUDGET MEETING DECEMBER 23, 2020, AT 12:30 PM AND ANNUAL MEETING DECEMBER 23, 2020 AT 1:00PM VIA

**RingCentral ON BACK
PLEASE KEEP FOR MEETING**

IMPORTANT NOTICE!

NOTICE OF BOARD OF DIRECTORS MEETING ANNUAL BUDGET MEETING FOR THE 2021 BUDGET OF AMERICANO BEACH LODGE RESORT CONDOMINIUM ASSOCIATION, INC.

AND

Notice of Annual Meeting of the Americano Beach Lodge Resort Condominium Association, Inc.

PLEASE NOTE: Due to social distancing restrictions and concerns over the Covid-19 Emergency, in accordance with Florida Statutes, §718.1265 and any other previous or current orders, as applicable, for safety concerns for our members, participation at this meeting will be available online or by phone as set forth herein.

IN AN ABUNDANCE OF CAUTION, IT IS STRONGLY SUGGESTED THAT ALL ATTENDEES PLAN TO JOIN REMOTELY SINCE THERE IS NO WAY TO ENSURE A PHYSICAL MEETING CAN BE CONDUCTED SAFELY IN COMPLIANCE WITH FEDERAL GUIDELINES, STATE AND/OR COUNTY LIMITATIONS TO PUBLIC GATHERINGS.

Join from PC, Mac, Linux, iOS or Android:

<https://v.ringcentral.com/join/698431659?pw=c1d9ffcdb725119e4a037f8c32ab668f>

Meeting ID: 698431659

Password: HnboFTQV1k

One tap to join audio only from a smartphone:

+12679304000,,698431659#,,4626387815#

Or dial: +1 (267) 9304000

Access Code / Meeting ID: 698431659

Dial-in password: 4626387815

International numbers available: <https://v.ringcentral.com/teleconference>

**NOTICE OF BOARD OF DIRECTORS MEETING
ANNUAL BUDGET MEETING FOR THE 2021 BUDGET AND
NOTICE OF ANNUAL MEETING OF AMERICANO BEACH LODGE RESORT
CONDOMINIUM ASSOCIATION, INC.**

TO ALL MEMBERS:

PLEASE NOTE: Due to social distancing restrictions and concerns over the Covid-19 Emergency, in accordance with Florida Statutes, §718.1265 and any other previous or current orders, as applicable, for safety concerns for our members, participation at this meeting will be available via RingCentral as there is no way to ensure a safe in-person meeting for our owners and will be held via virtual meeting with details and links as provided in this Notice Package for the Board of Directors Annual Budget Meeting and Owner's Annual Meeting of THE AMERICANO BEACH LODGE RESORT CONDOMINIUM ASSOCIATION, INC., with such business as may lawfully be conducted, pursuant to the Association governing documents and pursuant to Chapters 718 and 721, Florida Statutes and Notice for the Board of Directors Annual Budget Meeting and Notice for the Annual Owner's meeting is as follows:

**NOTICE OF BOARD OF DIRECTORS MEETING
ANNUAL BUDGET MEETING FOR THE 2021 BUDGET**

NOTICE OF BOARD OF DIRECTORS ANNUAL BUDGET MEETING FOR THE 2021 BUDGET IS HEREBY GIVEN TO ALL MEMBERS that on the **23rd day of December, 2020, at 12:30 p.m. EST**, the Board of Directors shall hold a Board of Directors Meeting, for the purpose of adopting the Annual Budget of the AMERICANO BEACH LODGE RESORT CONDOMINIUM ASSOCIATION, INC., via RingCentral virtual meeting with the following directions to join virtually or by call in as set forth as follows:

Join from PC, Mac, Linux, iOS or Android:

<https://v.ringcentral.com/join/698431659?pw=c1d9ffcdb725119e4a037f8c32ab668f>

Meeting ID: 698431659: Password: HnboFTQV1k

Or One tap to join audio only from a smartphone: +12679304000,,698431659#,,4626387815#

Or dial: +1 (267) 9304000: Access Code / Meeting ID: 698431659: Dial-in password: 4626387815

International numbers available: <https://v.ringcentral.com/teleconference>

An identification of agenda items is as follows:

1. Certifying Quorum – Call to Order;
2. Proof of Notice of Meeting and that proposed budget was sent to all owners;
3. Reading and Disposal of Unapproved Minutes;
4. Unfinished Business;
5. Presentation and Approval of Annual Budget;
6. New Business;
7. Adjournment.

BY ORDER OF THE BOARD OF DIRECTORS

Randall Thompson, President

Posted in the common areas of the Americano Beach Lodge Resort and mailed to members with a copy of the Proposed 2021 Budget in accordance with Florida Statutes.

ADDITIONAL IMPORTANT NOTICE OF ANNUAL MEETING ON BACK

**NOTICE OF ANNUAL MEETING OF AMERICANO BEACH LODGE RESORT
CONDOMINIUM ASSOCIATION, INC.**

NOTICE OF ANNUAL MEETING IS HEREBY GIVEN TO ALL MEMBERS that on the **23rd day of December, 2020, at 1:00 p.m. EST**, the Annual Meeting of the Americano Beach Lodge Resort Condominium Association, Inc., a Florida not-for-profit corporation (“Association”) will be held via RingCentral virtual meeting with the following directions to join virtually or by call in as set forth as follows:

Join from PC, Mac, Linux, iOS or Android:

<https://v.ringcentral.com/join/698431659?pw=c1d9ffcd725119e4a037f8c32ab668f>

Meeting ID: 698431659: Password: HnboFTQV1k

Or One tap to join audio only from a smartphone: +12679304000,,698431659#,,4626387815#

Or dial: +1 (267) 9304000: Access Code / Meeting ID: 698431659: Dial-in password: 4626387815

International numbers available: <https://v.ringcentral.com/teleconference>

PLEASE NOTE: Due to social distancing restrictions and concerns over the Covid-19 Emergency, in accordance with Florida Statutes, §718.1265 and any other previous or current orders, as applicable, for safety concerns for our members, participation at this meeting will be available online or call in as set forth above as there is no way to ensure a safe in-person meeting for our owners. The Owner’s Annual Meeting of THE AMERICANO BEACH LODGE RESORT CONDOMINIUM ASSOCIATION, INC., will be held to conduct such business as may lawfully be conducted, pursuant to the Association governing documents and pursuant to Chapters 718 and 721, Florida Statutes, including the ELECTION appointment by law of the three (3) Board of Directors as provided in Florida Statutes Section 718.112.

An identification of agenda items is as follows:

1. Certifying Quorum - Call to order
2. Proof of notice of meeting
3. Approval of any minutes
4. Unfinished business
5. Presentation of Approved Annual Budget
6. Discussion and Vote on Waiver of Reserves for 2021*
7. Report by Board and Election appointment of Board by law
8. Report by Management
9. New business
10. Adjournment

***The following disclosure is given in accordance with Florida Law:**

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Election Notice: Please note the election of the three (3) directors is disclosed for the annual meeting in accordance with Florida Statutes 718.112: A request for candidates to fill the three expiring positions was included in the mailing sent on October 20, 2020. The Association received 3 qualified and timely submission requests to be a candidate for the Board from the incumbent Board members, Randall Thompson, Ruth DeGaglia, and a candidate submission by Bryon Smith, for the upcoming election. Therefore, in accordance with Florida Statutes and the governing documents of the Association, the following are to be automatically confirmed by law at the meeting to serve as members of the Board of Directors of the Americano Beach Lodge Resort Condominium Association, Inc., as follows: Randall Thompson, Ruth DeGaglia, and Bryon Smith.

BY ORDER OF THE BOARD OF DIRECTORS

Randall Thompson, President

Posted in the common areas of the Americano Beach Lodge Resort and mailed to members with a copy of the Proposed 2021 Budget in accordance with Florida Statutes.

**AMERICANO BEACH LODGE RESORT CONDOMINIUM ASSOCIATION, INC.
 PROJECTED TWELVE MONTHS OPERATING BUDGET
 FOR THE PERIOD JANUARY 1, 2021 - DECEMBER 31, 2021**

SOURCES OF REVENUE	Units Intervals	Annually	Monthly	Sea Breeze & Atlantic Units	Floridian & Halifax Units	Tomoka
				92 4,784	36 1,872	35 1,820
I. Maintenance Fees - Sea Breeze & Atlantic Units - Studio	163	\$ 765,440	\$ 63,787	\$ 160		
II. Maintenance Fees - Floridian & Halifax Units - 1 Bedroom	8,476	342,576	28,548		\$ 183	
III. Maintenance Fees - Tomoka Units - 2 Bedroom		391,300	32,608			\$ 215
Total Revenues (See Note 1 & 2)		\$ 1,499,316	\$ 124,943	\$ 160	\$ 183	\$ 215
EXPENSES FOR THE MANAGING ENTITY:						
I. ADMINISTRATION		N/A	N/A	N/A	N/A	N/A
II. MANAGEMENT FEES (See Note 3)		195,563	16,297	20.87	23.87	28.04
III. MAINTENANCE						
Housekeeping		2,000	167	0.21	0.24	0.29
Repairs and Maintenance		243,525	20,294	25.99	29.72	34.92
IV. Rent For Recreational & Common Used Facilities		N/A	N/A	N/A	N/A	N/A
V. UTILITIES:		146,573	12,214	15.64	17.89	21.02
VI. PROPERTY TAXES (See Note 4)		N/A	N/A	N/A	N/A	N/A
VII. TAXES ON LEASED AREAS		N/A	N/A	N/A	N/A	N/A
VIII. INSURANCE (See Note 5)		57,271	4,773	6.11	6.99	8.21
IX. SECURITY:		50,086	4,174	5.34	6.11	7.18
X. OTHER EXPENSES:						
General & Administrative		583,706	48,642	62.29	71.24	84.05
Bad Debt		200,000	16,667	21.34	24.41	28.68
XI. OPERATING CAPITAL:		N/A	N/A	N/A	N/A	N/A
XII. RESERVES (See Note 6)						
XIII. DIVISION FEES:		20,592	1,716	2.43	2.43	2.43
Total Expenses (See Note 1)		\$ 1,499,316	\$ 124,943	\$ 160	\$ 183	\$ 215

**NOTES TO BUDGET FOR
AMERICANO BEACH LODGE RESORT CONDOMINIUM
ASSOCIATION, INC.**

For the Period January 1, 2021 – December 31, 2021

NOTE 1. The resort has been closed since October 6, 2017 due damage caused by Hurricane Irma.

NOTE 2. By definition, a budget is an estimate of expenses; however, actual expenses incurred may be either more or less than the estimated expenses set forth in the Budget. The Association cannot and do not make any representation or warranty that actual expenses will not increase as a result of inflation, etc. Furthermore, if the estimated expenses in certain categories, for example, water or electricity, are greater than the actual expenses incurred for those categories, then excess will be used to offset any deficit occurring in the categories of the Budget where actual expenses exceed the estimated expenses.

NOTE 3. The property and affairs of the Association are managed by CFI Resorts Management, Inc. Under the management agreement, the Association agrees to pay the Management Company as compensation for the management services hereunder a sum equal to 15% of the annual estimated operating budget, excluding reserves and ad valorem taxes. Payment of the annual management fee shall be in addition to any other reimbursable expenses paid by the Management Company for the Association pursuant to the terms of the Agreement.

NOTE 4. Property taxes assessed against the Resort Facility and/or Time-Share Interests will be billed separately by the Association or Management Company. The Association is collecting and remitting property taxes on behalf of the individual unit owners to the respective taxing authorities.

Sea Breeze/Atlantic	\$22	Floridian/Halifax	\$28	Tomoka	\$31
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NOTE 5. The Board of Directors of the Association shall purchase Insurance for the Resort Facility in accordance with insurance provisions of the Time-Sharing Plan.

NOTE 6. The Reserves are set to be waived for 2021 by vote of the members at the annual meeting. Due to the extensive reconstruction required of the property, the property remains closed. As a result of various uncertainties, it was not possible to accurately and fairly determine the appropriate reserve contribution.

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

NOTE 7. The books and records of Americano Beach Lodge Resort Owners' Association, Inc. are located at 5601 Windhover Drive, Orlando, Florida 32819. The custodian of the books and records is CFI Resorts Management, Inc. which is the Management Company.