

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Conference Call
February 27, 2009

President Sanford Searleman called the teleconference meeting to order at 1:30 EST. In attendance were: President Sanford Searleman, Vice President Kirk LeBlanc, Secretary/Treasurer Carol Martin and directors Kathy Woods and Charles Bobyack. In attendance from HGVC: Michael Hilton-VP Project Management; Randy Piatt – Regional Vice President Resort Operations, Sharon Glenn – Resort Manager; Chris Arndt – Maintenance Supervisor; Irene Martoni - Housekeeping Supervisor; Amanda Ciolino – Sales; and Bunnie Coffey acting secretary for this meeting.

Roll Call was taken and it was determined that there was a quorum present.

A Motion to accept the minutes of the October 21, 2008 meeting was made by Charles Bobyack and second by Carol Martin. After corrections were made a vote was taken and the motion passed.

Old Business

Sharon explained that Verizon was interested in installing a generator on property for hurricane purposes and would be visiting the property for locations. More information will be given at the April meeting.

Two bids for the fire sprinkler were presented. The first bid from John W. Polhemus for \$24,916.00 and the second one from Metro Fire Protection and Sprinkler Services for \$25,484.37. After discussion regard the warrantees ***a Motion was made by Carol Martin and second by Kathy Woods to accept the proposal from Metro Fire not to exceed \$25,484.37. The money for this project will come from Reserves.***

Motion passed unanimously. It was decided that a motion was not necessary to have Chris do the in-house work necessary in the garage. The estimated cost given by Chris for this project was \$4,000.00. This \$4,000.00 is for additional labor, materials and supplies to paint the ceiling in the garage. If Chris and Sharon foresee that the cost is higher, Sharon will notify the board.

Two proposals were presented for the refurbish of the elevator cabs. Sharon explained that there was \$15,000.00 in the reserves for this project. The first proposal was from M.A.S. Interiors L.L.C. for \$21,800.00 and the second from Image Elevator for \$21,400.00. Sharon explained that the bids are much higher than the amount in reserves but that other projects are lower dollars than what is reserved. The Board asked Chris to contact the elevator company to verify the weight adjustment issue and to ensure the lighting is laminate to give the most light. The board also asked Chris to see if M.A.S Interiors would adjust their quote to \$21,400. After discussion ***a Motion was made by Charles Bobyack and second by Carol Martin to award the job to M.A.S. Interiors, subject to the warrantees, guarantees, weight adjustment and to have the price lowered by \$400.00.*** Motion passed unanimously. Sharon agreed that the work on the elevators would not be done during week 19. She explained that it will take one week per elevator to accomplish this project.

Discussion followed regarding the remodeling of the pool bathrooms. There is \$21,430.00 in Reserves for this project. The bid from Frontier of Palm Beach is \$29,850 and from Commercial Contracting was \$42,178.47. Questions came up regarding permitting and ADA compatible. Chris will look further into this matter and get back with the Board at the April meeting.

The property and garage lighting projects were discussed. The Board requested that Chris get pictures of the fixtures and specs from the two companies who have bid on the parking lot lighting. The decision will be made at the April meeting for the property lighting project.

A Motion was made by Carol Martin and second by Kathy Woods to accept the bid from the Electric Dude not to exceed \$4089.00 to do the garage lighting. Motion passed unanimously. Chris explained that there are presently 7 lights in each garage and they will be replaced with 10 fixtures with two lights in each fixture. The new fixtures do have a plastic cover over the bulbs.

Chris explained that the Fire pump does not need to be replaced this year. He will be getting another quote for the work on the fire pump and will have it available at the April meeting. The project will fall under operating expense as it is a repair, not a replacement.

Sharon explained that the fire alarm system is still managed by John Polhemus. She had requested at the October meeting that she be allowed to switch from Polhemus to SVI. SVI would not sign the contract Hilton had prepared so the change did not occur.

Sharon reminded all that the working meeting is set for Thursday, April 16th at 9 am. The Annual Meeting will be Friday, April 17th at 8:50am. Sandy is in house that week. The rest of the Board will be at the Marriott Hotel. Sharon will inform them of the arrangements.

Sharon explained that Gary Appel had worked on our tax issues and was able to save the owners \$9,589.97 on their taxes. Mr. Appel's bill was \$2,397.49 saving the owners a total of \$7,192.48. Sharon will ensure that the credit is given to the owners in the 2010 maintenance bill.

New Business

Term of Board members was discussed. Randy explained that regardless of what the By-laws say Florida Condominium law statute 718 will apply. We must now stagger our terms of office in two year increments. Sharon presented the proper wording on a sample ballot in their packet which will be sent to all members to vote on. If we do not get a majority of owners voting the matter will have to be left open for another 90 days to try to get enough votes to change the by-laws. This change in Florida law will be explained in the letter that goes with the ballot.

Michael Hilton discussed what he believes to be water penetration regarding the orange spots that are appearing on the balconies of 205, 210, 305, 405 and 407. The proposal from Howard J. Miller was discussed and ***a Motion was made by Kirk LeBlanc and second by Charles Bobyack to allow Mr. Miller to do Phase One of his proposal at a cost not to exceed \$1000.00.*** Motion passed unanimously.

Letters from owners Schupbach, Jeffery, Harkness, Young and Dayton were presented. Each has asked that their unit-weeks be taken back by the Board of Directors. After discussion ***a Motion was made by Carol Martin and second by Charles Bobyack to take back the property from Mr. Jeffery unit 405; weeks 15 & 16 fixed, Ms. Harkness unit 304; week 41 flex, Ms. Young unit 408; week 44 flex, Ms. Schupbach unit 410; week 45 fixed, and Mr. & Mrs. Dayton unit 303; week 38 flex and unit 209; week 47 fixed; in lue of foreclosure.*** Motion passed unanimously. Randy Piatt agreed to compose a letter to Ms. Schupbach regarding the unit 409 weeks 3 and 4 flex.

Sharon explained that due to the recent fire inspection several items need to be completed. A new door has to be put on the electric room and another on the elevator room. Chris explained that he could do this project himself. After discussion ***a Motion was made by Charles Bobbyack and second by Kathy Woods to have Chris replace the doors to the electric room and to the elevator room and that the expenditure would come from reserve at a cost not to exceed \$1138.00 plus tax.*** Motion passed unanimously. After discussion ***a Motion was made by Carol Martin and second by Kathy Woods to have Arlington Electric fix the electrical outlets in the engineering office at a cost not to exceed \$995.00 that will come from operating funds.*** Motion passed unanimously. Also discussed was the requirement for a fire suppression system on the Gardenia room stove. Chris will work on receiving another quote and will present it at the April meeting.

Sharon gave a recap of the winter season. The owners have been extremely satisfied this year. The Second Annual Gold Tournament was held and everyone was happy. It went from 16 participants in 2008 to 25 participants in 2009. Sandy stated that he and Jost Schmitt have been corresponding through emails this season. He also stated that Sue Aemisegger had emailed him asking that there be a floor lamp in the living room for the 2010 renovations. Carol asked about the monthly reports. Sharon will be getting back on schedule soon. She will have everything ready for the April binder. She will email the Minutes from the owners coffee meetings from October to the Board. Charles asked that his be sent via mail.

The 2010 renovation of the units was discussed. The possibility of having a model unit prepared was also discussed. Michael Hilton stated that he would see if Images Gallery could have a presentation for the Board at the working meeting on April 16th, 2010. Images Gallery is the company that was used at the last renovation. Michael is going to work on getting other designers to give ideas to the Board at the April meeting. He also hopes that the model room be able to be ready for the October meeting. Randy is proposing to Great Dane that they pay for half of the renovation of the model room. \$90,000 is in the reserves for a model room. Michael Hilton stated that he estimates the cost for a model room is between \$90,000.00 and \$100,000.00.

Carol Martin made a motion to adjourn, second by Kathy Woods.

Meeting adjourned at 3:55pm.