

**PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Conference Call**  
**July 28, 2008**

President Sanford Searleman called the teleconference meeting to order at 12:00 noon. 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: Randy Piatt – Regional Vice President Resort Operations, Raul Nieves – Resorts Operations Account Manager, Sharon Glenn – Resort Manager, Chris Arndt – Maintenance Supervisor 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 April 10, 2008 meeting and the Post Annual Meeting Minutes of April 11, 2008 was made by Carol Martin and second by Charles Bobyack.* After corrections were made a vote was taken and the motion passed.

**Old Business**

Raul discussed the Reserve Account and explained that the Adjusted Paint Reserve Balance as of 5/31/08 is \$23,477.97. A copy of this report is attached to these minutes. After discussion *a Motion was made by Carol Martin and second by Charles Bobyack to move the expenditures that were incorrectly coded to Capital Reserve and Special Assessment, to Paint Reserves.* Motion passed unanimously.

The completion of the paint work was discussed. After discussion *a Motion was made by Charles Bobyack and second by Kathy Woods to do this project in house at a cost not to exceed \$7300.00. This will include hiring a part time person as described in the "Painting Projects Pending" as submitted. A copy of which is attached to these minutes. This is to be paid from Paint Reserves.* Motion passed unanimously.

Roof Repair Work was discussed. After discussion *a Motion was made by Kirk LeBlanc and second by Charles Bobyack to hire Code Red Roofers, Inc. per their contract not to exceed \$5,502.00 with the funds to be paid from the Roof Reserves.* Motion passed unanimously.

Water pressure on the fourth floor was discussed and two bids were discussed. *A Motion was made by Carol Martin and second by Charles Bobyack to allow Chris to replace the bad gate valve not to exceed \$1500.00 with the funds coming from Board Authorized Projects/Operating Expenses.* Motion passed unanimously.

Randy Piatt discussed the correspondence that has been sent from owners Jost Schmitt and Dave Schlegel. Randy explained that in our insurance there is no such thing as loss of use. Alternate use is not covered. If an owner would lose use of his unit due to an insured event their maintenance fees and taxes would be reimbursed to them by coverage under the Business Interruption portion of our policy. There isn't any insurance for alternate accommodations due to an insured event under our policy.

Randy Piatt also discussed Hilton's Paid Time Off Policy and Sharon will see that Sandy gets a copy of that policy.

Discussion regarding the Board Reimbursement Policy followed. Sandy will follow up with Jost and Dave Schlegel after receiving the PTO and Reimbursement Policy.

Charles Bobyack asked what the delinquency rate was. Randy explained that PBC's June Accounts Receivable noted that 97.01% has been collected, which means that 3% is still due. Randy reported that as of June of 2007 there was 3.06% of the maintenance fees still due and as of June 2006 the percentage was 2.96% of uncollected maintenance fees still due. This shows that PBC has a very low percentage of uncollected fees with a very strong owner base.

### **New Business**

Sharon explained that Hilton has offered to pay for a new flat screen television for the Gardenia Room. The Board was very appreciative of the offer and accepted graciously. Chris is looking at a 42 inch set.

After discussion the Board set the 2009 Annual Meeting for April 16, 2009 for the pre-meeting and 9am April 17, 2009 for the Annual Meeting. It was noted that Sandy and Carol will both be in residence for that week. Sharon was asked to make sure the Auditor was aware and to place the information on the web site.

Sharon thanked the Board for their many considerations.

Kathy asked for a quick update of the beach area. Kirk stated that PBC has more beach area than in past years. He noted that when he was at PBC last week there were people sitting on chairs on the beach in front of PBC. Sharon stated that Bathtub Beach has reopened.

Charles Bobyack made a motion to adjourn, second by Carol Martin.

Meeting adjourned at 1:15pm.