

**PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Conference Call**  
**December 14, 2009**

President Sanford Searleman called the teleconference meeting to order at 10:30 A.M. EST. In attendance were: President Sanford Searleman, Secretary/Treasurer Carol Martin and directors Kathy Woods and Charles Bobyack. In attendance from HGV: Neil Hutchinson – Sr. Director Association Management; Sharon Glenn – Resort Manager; Chris Arndt – Maintenance Supervisor; and Bunnie Coffey acting secretary for this meeting. Vice President, Kirk LeBlanc was unable to attend due to prior commitment.

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

***A Motion to accept the minutes of the October 22, 2009 and the Budget Meeting of October 23, 2009 meeting was made by Carol Martin and second by Charles Bobyack.*** After a correction to the October 22<sup>nd</sup> minutes to include the unit numbers for the repair of the glass in the doors all voted in favor. Motion carried.

**New Business**

Discussion followed regarding the leak in the pool. After discussion a ***Motion to accept the Estimate from A-1 Leak Detection Inc. in the amount of \$1200 to \$1800 with the money to come from Operations was made by Carol Martin second by Kathy Woods.*** All voted in favor. Motion carried.

Neil explained to the board that Utilities Inc, the company who had previously been supply water to the resort has been bought by Martin County Utilities. He explained that each of the 30 units has been assessed \$977.30 payable by April 30, 2010. If the bill is paid in full prior to December 31 there would a 10% discount. If the association chooses to finance the assessment, it will go onto the utility bill and will be billed yearly for 10 years for a total of \$1,952 per unit. After some discussion it was decided to move onto the other items and come back to this one at the end of the meeting.

Letters from owners Prince, Stone, Oakey and Smith were presented. A ***Motion to accept the unit/weeks back from owners Prince unit 403/26 Flex, Stone 406 week 42 flex and 402 week 46 flex, Oakey unit 309 week 43 flex and Smith unit404 week 34 flex in lue of foreclosure was made by Kathy Woods second by Carol Martin.*** All voted in favor. Motion carried.

The three bids from Murton Roofing regarding the skylight in the lobby area were discussed. After discussion a ***Motion to accept the Estimate from Murton Roofing in the amount of \$13,230.00 to replace the existing skylight with the installation of 2 skylights with the money to come from Reserves was made by Kathy Woods second by Carol Martin.*** All voted in favor. Motion carried.

The Board discussed the room renovation project and agreed that they want to move forward with the refurbishment of each unit based on the model room. In an effort to insure the best pricing, the Board requested that each element (general contractor, carpet, furniture, fabric, etc.) of the project be bid separately. The Board would like to have the first priority price and the second to be made in America. The total amount to be spent on the project is to be within the \$1,437,891 approved 2010 reserve study and budget. Michael Hilton was instructed to purchase the spec book from Images Gallery in the amount of \$15,000 (above the original \$5,000 design cost) so that the project

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management team can get bids for each element of the project. The cost of the spec book will be a reserve expense. **Charles Bobyack made a motion to proceed as discussed and Carol Martin seconded.** All voted in favor. Motion carried. The Board discussed replacing tubs and/or re-glazing tubs, no patio furniture, back splash behind stove and grab bars in the showers and by the toilets.

After further discussion, a *Motion to assess each unit/week \$220.00 payable 1/2 at the end of March and the balance the end of September 2010 was made by Charles Bobyack and second by Kathy Woods.* All voted in favor. Motion carried. This assessment was calculated to be \$20.00 for the water assessment and \$200.00 for the remodeling project. The Board discussed that the owners should be made aware that this water assessment was unexpected.

The meeting adjourned at 11:57a.m.