

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 15, 2007

President Carol Martin called the meeting to order at 2 pm. In attendance were: President Carol Martin, Secretary/Treasurer Sanford Searleman, Kirk LeBlanc and Charles Bobyack; Vice President Kathy Woods is on her way; from HGVC: Ada Grzywna - Regional Manager, Sharon Glenn – Resort Manager and Bunnie Coffey-Acting Secretary for this meeting.

Carol called the meeting to order and determined that there was a quorum present.

Sharon Glenn, Resort Manager reported that Bunnie Coffey had won the HGV Heart of the House Award and Irene Merritt had won the HGV Golden Key Award. They had already received their trophies at the employee picnic earlier in June, but she awarded each with a check from Hilton to go along with their trophy.

Sandy Searleman made a **MOTION** to adopt the minutes of the March 12th, 2007 meeting as presented. Seconded by Charles Bobyack. After discussion motion passed unanimously. Bunnie was asked to condense the minutes going forward, instead of offering extensive details.

FINANCIAL REPORT was reviewed and Sandy Searleman found a presentation error in the audit. Jennifer from Myers, Brettholtz & Company was notified and later on Mr. Brettholtz called offering his apologies and will re-issue the auditors report. The BOD requested that the auditors draft be provided no later than two weeks prior to the annual meeting to have ample time to review it. The auditors suggested moving the meeting to a later date in March to allow sufficient time to prepare the report. Sandy requested that Hilton get a copy of the tax return and asked why he did not have to sign the return. Ada explained that a representative from HGVC signs them every year; however we will communicate the BOD's desire to sign the report to Neil Peraza. Kathy Woods joined the meeting during this discussion.

May financials were explained by Sharon Glenn. Sharon announced that Tony Soldano has resigned and we are in the process of hiring a replacement. A **MOTION** was made to go into executive session by Sandy Searleman, seconded by Carol Martin.

Meeting continued with discussion of the May financials. Ada stated that she would email the board members when she has an answer to their questions regarding the \$17,000.00 deficit at the end of 2006 and the \$40,000 error in the auditor's report.

OLD BUSINESS:

Industry Updates – ARDA.

Hurricane Sliders - After discussion the board decided that no action needed to be taken regarding purchase of Hurricane Sliders at this time. Ada reminded the Board that when the sliding glass doors have to be replaced they must be replaced with hurricane sliders which would make the purchase of hurricane shutters an avoidable expense. It was decided that Carol would write a letter to the owners explaining the decision of the Board. The doors are due to be replaced in 2010 according to the reserve schedule.

Voting on Line was explained by Ada. She continues to work with HGV's IT department at making on-line voting available for the 2008 elections.

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A personal privilege was taken at 3:25 and the meeting resumed at 3:35pm.

PAINTING OF BUILDING - The report from Building Envelope Consultants, Ltd. was discussed. Sandy asked if there were any recommendations for a “band aid” for the problem. Kathy stated that the columns in the garage were not addressed to her satisfaction. Carol asked what the rate of deterioration of the building was. Kirk asked for a supplemental report with a break down of time. Carol stated that a more direct report on the columns was necessary. Kathy stated that every contractor the Board had previously spoken to stated that part of the problem was that every job was a patch job and not taken down to the first layer. Ada suggested that the board get all of their questions together and email them to Sharon so that Mr. Beavers of Building Envelope Consultants, LTD could get an answer to all of them at one time.

SURVEY OF MARRIOTT AMENITIES USAGE – Sharon stated that this is an ongoing survey. The most recent results were included in the binder.

INSURANCE - Ada reported that there was an increase in our premium due to the high cost of the Windstorm Buy-Back policy; however the good news is that the increase was built in to the 2007 budget.

ON-SITE OPERATIONS REPORT – Sharon explained the reports in the binder.

OTHER NEW BUSINESS – Discussion of grills followed. Sharon was asked to get a new proposal for two grills and present that to the Board at the next meeting.

The spa and pool were discussed. Sharon was asked to get a proposal to repair the remaining 5 jets in the spa.

Kirk LeBlanc made a **MOTION** to accept the Reserve Schedule as presented. Seconded by Carol Martin. Motion passed unanimously.

Reservation of the Gardenia room was discussed. Ada reminded the board that the Gardenia Room was booked on a first come first served basis. The owners are allowed to sign up for the use of the Gardenia Room one year in advance. Sharon continues to put a notice on the door of the Gardenia Room when an owner has reserved the room.

Renovation of the bathrooms was discussed with the possibility of getting a smaller tub with bigger showers and better lighting. Ada stated that those requests could be discussed when we get closer to doing the project, however the relocation of the tub could be an issue.

A Conflict of Interest policy was introduced by Ada Grzywna and after discussions Sandy made a **MOTION** to adopt the policy for PBC and require all current and future Board members to sign it. Kirk LeBlanc seconded the motion. Motion carried.

BUDGET MEETING DATE – After discussion it was decided to have the Budget Meeting October 15 and 16, 2007. Sharon will check the occupancy and see how many of the Board members she can house at the resort.

At 5:40pm Kirk LeBlanc made a **MOTION** to adjourn, seconded by Kathy Woods. Meeting adjourned.