

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 7, 2006

President Kathy Woods called the teleconference meeting to order at 9:30 am EST. In attendance were: President Kathy Woods, Vice President Sue Aemisegger, Secretary/Treasurer Sanford Searleman, and Carol Martin; from HGVC: Ada Grzywna - Regional Manager, Sharon Glenn – Resort Manager and Bunnie Coffey-Acting Secretary for this meeting. Also in attendance were David Schlegel and Catherine Harrington, owners.

Roll Call was taken and the minutes of the June 12, 2006 Board meeting were presented. Mr. Searleman made a motion the minutes be approved as presented, seconded by Ms. Martin. Motion passed.

Appointment of a new Board member - Ms. Aemisegger made a motion to appoint David Schlegel to the Board to fill the vacancy left by Dave Bonhomme. Second by Mr. Searleman. Motion carried.

Old Business - The status of the pool and the spa were discussed. Ms. Glenn reported that the spa is presently closed. She is currently working with Mr. Michael Hilton to find a vendor who will do the work because of the restrictions by the Health Department. She also reported that she had to obtain a different company to service the pool and hot tub as the company who had been doing it for years has not shown up or called and has not returned any of the many messages left for her. The new pool service company does charge more, however they appear to be able to provide better service. She asked for authorization to hire Zanatti Pools, Inc. to service the pool and spa. Mr. Searleman made a motion to authorize Ms. Glenn to hire Zanatti Pools, Inc. on a month-to-month basis at the cost of \$995 per month and ask them to draw up a contract for next year, including all clauses that would be necessary for the Board to review. Second by Mr. Schlegel. Motion carried.

Ms. Grzywna reported on the paint issue. She stated that HGVC was waiting on report from the envelope specialist who had indicated that he was expecting results from the laboratory to be able to report on his findings.

Ms. Grzywna stated that the Reserve Study has been finished and it is very extensive. Ms. Glenn has a copy of it in the office. The report is 395 pages in length. Because it is so long, the board requested that only a compiled summary be submitted for their review.

The AC unit for the lobby was discussed and Ms. Glenn was asked to get a RFP (request for proposal) form for the work that must be done. That way the Board would be comparing apples to apples. Mr. Searleman stated that he would try to get the form and fax it to her. As soon as Ms. Glenn gets the information from the second vendor and is sure that the two bids are comparable the three officers can approve this item on an emergency basis.

Ms. Grzywna explained to the Board that the Personal Property Tax Report for 2006 was filed differently from previous years. The attorney is claiming that all the property that was in the unit was included in the purchase price and therefore the owners are being billed twice. Hilton is still awaiting the bill from the Tax Appraisers Office. As soon as the bill is received the attorney will contact the Tax Office.

Mr. Schlegel asked Ms. Glenn to look into the Silver Membership fee paid by PBC to the Marriott. This item is to go on the agenda for the next meeting. Ms. Glenn will ask the Manager at the Marriott to speak at the Board Meeting in October.

Ms. Woods explained the insurance item on the agenda as it relates to owner Jost Schmitt and his emails. Ms. Woods recommends that the Board drops the investigation into insurance coverage and accept what Hilton has done and move on to other issues. After discussion the remainder of the Board agreed with Ms. Woods. It was agreed that Mr. Searleman will contact Mr. Armbruster and advise him that his services are no longer needed, but his prior services were appreciated.

Mr. Schlegel asked Ms. Grzywna if there was any word from the insurance company regarding PBC coverage. Ms. Grzywna stated that the good news is that PBC is covered. The deductible will remain the same however she is anticipating a sizeable increase in premiums. Ms. Grzywna also discussed the "loss of use" clause that will be in the new policy. There will be an acknowledgement that this insurance does exist in our policy. Mr. Piatt is asking that this be included in the policy, not just an acknowledgement. Ms. Woods asked that a copy of that be placed in the office for owners to review. Ms. Grzywna said she had already asked for that and will look into that again.

Conference Call quotes were discussed. It was decided that Ms. Glenn look further into these quotes and get back with the Board at the next meeting giving them more detail. Ms. Woods agreed to look into this with Ms. Glenn.

The elevator situation was discussed. Ms. Glenn explained that one elevator is shut down and according to Thyssen, will be for about three more weeks. When they put that elevator into service they will close the other one for another three weeks. This is a total upgrade of the mechanics and electronic controls. Ms. Glenn is getting bids on a new air conditioner unit for the Elevator control room as requested by the elevator company.

Ms. Woods stated that she understood that one new grill has already been ordered and that Ms. Glenn was going to get quotes on an outdoor kitchen. Ms. Grzywna explained that an outdoor kitchen has working space with a large grill and sink. Ms. Grzywna stated that we will have two companies present to the Board their proposed ideas for this area.

Mr. Searleman asked Ms. Grzywna what Hilton was recommending that PBC do regarding the contract with the antennas. Ms. Grzywna stated that it was entirely up to the Board, but there may be tax implications if you receive the money in one lump sum. She commented that PBC would probably be better off keeping it the way it is. This item will be included on the agenda for the October meeting.

Ms. Woods discussed with Ms. Glenn having two vendors come to the October meeting to do a presentation on Hurricane Shutter one at a time with a proposal, cost and recommendations. Mr. Schlegel asked if one of the vendors would be one that had previously done work on the Indian River Plantation. She said she would look into that. Ms. Glenn explained that the shutter would be at the screens so if water did come in it would not go into the rooms, but would stay on the balconies.

NEW BUSINESS

Ms. Woods discussed that Hilton was very excited about PBC and Hilton wants to do everything they can so that the owners have the best quality available. Some of the issues are: the heat issue in the lobby with regards to having the windows tinted to save on the electric bill and have the lobby more enjoyable for guests and owners checking in as well as the staff; and upgrading the quality of the linens. Ms. Grzywna stated that Hilton has a Resort Operations Manual and PBC is not up to the Hilton Standards. The amenities in the units need to be upgraded. After discussion Ms. Aemisegger made a motion to authorize Sharon and Ada to work on a long range plan with the amount of money needed for each upgrade of linen and other amenities and have it ready by the Annual Meeting in March. Second by Mr. Searleman. Motion carries. Ms. Woods asked Ms. Glenn if the wired and wireless internet service would be done in the next couple of month. Ms. Glenn said yes.

Mr. Schlegel made a motion for Ms. Glenn to get bids to tint the windows in the lobby. Seconded by Mr. Searleman. Motion carried.

Mr. Searleman stated noted that we have a net loss of about \$12,700 for the first six months and he asked Ms. Grzywna if this was normal. She said no it was not and stated that you must look at the areas where this overage occurs. It is occurring in the utilities, in which we have no control. The other area that is over is in the consulting area in the amount of \$18,000.00 which was an unbudgeted expense approved by the BOD.

Mr. Schlegel asked about the color of the walkways that are to be painted in September. Ms. Glenn will be getting the color swatches soon and will show them to Ms. Woods when they arrive.

Use of credit cards was discussed. Ms. Grzywna stated that Fidel, our accountant at HGVC has prepared a report on this subject and she will have it available for the October meeting.

The October Budget meeting will be October 23 and 24, 2006. Ms. Martin will not be able to attend until the 24th, but will meet with Ms. Woods early on the 24th so that she will be updated prior to the start of that day's meeting.

The Annual meeting will be held on March 11 and 12, 2007.

Mr. Searleman made a motion to adjourn at 12:20PM seconded by Mr. Schlegel.