

1 **PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**
2 **BOARD OF DIRECTORS MEETING**
3 **Conference Call**
4 **June 7, 2011**
5

6 President Sanford Searleman called the teleconference meeting to order at 10:00 A.M. EST. In
7 attendance were: President Sanford Searleman, Secretary/Treasurer Carol Martin, Erik Wager
8 and Charles Neff, Board Members. In attendance from HGV: Lael Kilpatrick – Regional
9 Director; Riki Martin – Executive Assistant; Sharon Glenn – Resort Manager; Chris Arndt –
10 Maintenance Supervisor; Irene Martoni, Executive Housekeeper and Bunnie Coffey acting
11 secretary for this meeting. Kirk LeBlanc was unable to attend due to a prior commitment. Jan
12 Anderson – Sales Manager for HGV and Amanda Ciolino – Vacation Councilor at PBC arrived
13 later in the meeting.
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15 *A Motion was made by Carol Martin, second by Erik Wager to accept the Minutes of April 7,*
16 *2011 as presented.* Motion carried. Mr. Neff abstained.
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18 *A Motion was made by Carol Martin, second by Erik Wager to accept the Minutes of April 8,*
19 *2011 10:30 AM Meeting as presented.* Motion carried. Mr. Neff abstained.
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21 The Annual Meeting Minutes of April 8th, 2011 were presented and corrections were made.
22 These minutes will be submitted for acceptance at the next Annual Meeting in 2012.
23

24 **OLD BUSINESS:**

25 The concrete project was discussed. After discussion a *Motion was made by Erik Wagner,*
26 *second by Carol Martin to accept the bid from CSM Engineering for \$2500.00.* Motion
27 carried. Mr. Neff abstained. Ms. Martin requested that in the future project specs be given to the
28 Board members.
29

30 *A Motion was made by Carol Martin, second by Erik Wagner to accept the bid of*
31 *Chase/Daniello & Assoc. Inc. in the amount of \$8,366.35.* Motion carried. Mr. Neff
32 abstained.
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34 The Spa project was discussed. After discussion a *Motion was made by Carol Martin, second*
35 *by Erik Wager to accept the quote from Southern Blue Pools in the amount of \$63,400.00.*
36 Motion carried. Mr. Neff abstained.
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38 *A Motion was made by Erik Wagner and second by Carol Martin to accept the bid from*
39 *Aquatic Construction Management, LLC for the fee of \$3,000.00.* Motion carried. Mr. Neff
40 abstained.
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42 *A Motion was made by Erik Wagner, second by Carol Martin to pay \$1500.00 for permits for*
43 *the spa.* Motion carried. Nr. Neff abstained.
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4 ***A Motion was made by Carol Martin, second by Erik Wagner to pay up to \$7,500.00 for***
5 ***contingency items such as electrical issues and/or additional regulations such as a gate at***
6 ***entrance, additional signage that may be needed and Development fee.*** Motion carried. Mr.
7 Neff abstained.
8

9 Discussion followed with Ms. Kilpatrick suggesting that since the spa project will be noisy, you
10 may wish to offer guests extra activities, such as cocktails by the pool, to acknowledge that the
11 resort is aware of the noise and inconvenience and thanking them for their patience during this
12 time. Sharon commented that owner and guests will also have the Marriott pools and spas.
13

14 Sharon reviewed the remaining items on the Old Business agenda as follows:

15 Florida Statute update regarding Foreclosure – Michael Belle to make the necessary changes to
16 facilitate the change to the governing documents; Renovation Update - completed; Gardenia
17 Renovation – Kirk is working on quotes for additional amenities. The project has been moved to
18 2012; Investment Policy - Completed; Hilton Legal question on causing a disturbance –
19 Condominium documents spell it out. Will carefully watch situations; Week 53 – Policy
20 discussed; Smoking Policy – Completed. Mr. Searleman asked Sharon to send the actual policy
21 to the board members; Management Contract - Completed; Owners Letters - Ms. Glenn stated
22 that the letters from Mrs. Romanski and Mr. Cavette have been addressed and settled.
23

24 **NEW BUSINESS:**

25 Discussion followed regarding issues Carol Martin had brought to the Board of Director's
26 attention via an email. Sharon Glenn commented on the following list: couch cushions and
27 recliners, carpet padding, spa running, furniture nicks, tile in shower uneven and broken floor tile
28 in kitchen of unit 310. Sharon was asked to have housekeeping and maintenance staff to keep a
29 record of scratched or chipped furniture.
30

31 Ms. Glenn brought to the Board's attention the need to have the sea grapes along the dune
32 trimmed. She explained that the only landscaping company in this county with a license to trim
33 the sea grapes is Sunshine Land Design. After discussion a ***Motion was made by Chuck Neff,***
34 ***second by Erik Wagner to accept the bid from Sunshine Land Design in the amount of \$2,175***
35 ***which will come out of operating funds.*** Motion carried.
36

37 The air conditioner units were discussed. Mr. Wagner stated that Goodman is one of the best out
38 there right now. Chris stated that was the brand he was using at PBC. Sharon explained that she
39 has reserved for 10 AC's to be replaced each year. This year 3 condenser units and 4 air
40 handlers have been replaced. Chris is washing off each AC once a month in an attempt to keep
41 the salt from building up which ruins them. Carol Martin and Chuck Neff will research to see if
42 there is better pricing.
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3 Ms. Glenn reported that the no-seeum machine is broken. After discussion a *Motion was made*
4 *by Erik Wagner, second by Carol Martin to purchase a new machine which includes fluid and*
5 *one year maintenance for \$1,337.00.* Motion carried.
6

7 The financials were reviewed. Discussion followed regarding the percentage of funds collected.
8 Lael referred to a collections graph that showed in April 2010 PBC had collected 89.1% while
9 collections in April of 2011 is 91.85%. She will email the actual amount collected to the Board.
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11
12 Jan Anderson, Director of Resales for Hilton and Mandy Ciolino, Vacation Counselor at PBC
13 joined the meeting. Lael Kilpatrick informed the Board that KBM is working with Michael
14 Belle’s office to possibly deed back their weeks to PBC. Jan, Lael and Neil Hutchinson will
15 participate in a conference call tomorrow regarding unit 208, and the best way to market it. Jan
16 stated that for the units to be sold it must be renovated. The last year unit 208 was renovated was
17 in 1998. Jan reported that Rental occupancy at PBC@IRP was 45.8% of available rentals units
18 for this year with an average rate of \$262.85. There were 164 rental days occupied this year to
19 date for a total of \$43,000.00.
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21 Mandy reported that she has sold 5 Association owned weeks to date for a total of \$26,200.00.
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23 *A Motion to adjourn was made by Carol Martin, second by Chuck Neff at 11:30am.*
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