

1           **PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
2                           **BOARD OF DIRECTORS MEETING**

3   **April 15, 2010**

4   The meeting was called to order at 9:00 a.m. by President Sanford Searleman in the Gardenia  
5   Room at Plantation Beach Club, Stuart, Florida. The Board members present were: Carol  
6   Martin, Sanford Searleman, Kathy Woods and Kirk LeBlanc. Charles Bobyack was not able to  
7   attend due to illness. Mr. Sanford asked that the minutes show the Boards' congratulations to  
8   Charles and his wife Ollie who were very instrumental in the up coming renovation project.  
9   Attending from Hilton Grand Vacations Company (HGVC) were Lael Kilpatrick – Regional  
10  Manager, Sharon Glenn – Resort Manager, Raul Nieves- Accounting Manager, Chris Arndt –  
11  Maintenance Supervisor, Irene Martoni – Housekeeping Supervisor, and Bunnie Coffey – Front  
12  Office Staff and acting Recording Secretary for this meeting.

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14  A quorum was established.

15  **APPROVAL – PREVIOUS MINUTES – A *MOTION* was made by Carol Martin and**  
16  ***seconded by Kathy Woods to approve the minutes of the April 17, 2009 Annual meeting and***  
17  ***February 8, 2010 Conference Call Meeting as presented.*** All voted in favor. Motion carried.

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19  **OLD BUSINESS -**

20  Resort Manager, Sharon Glenn, asked that the discussion of the renovation be deferred until  
21  Michael Hilton arrives. She explained that Murton Roofing was on schedule to replace the  
22  present skylight with two small skylights. They are waiting on permits with Martin County to  
23  begin the work. Sharon reported that the new voting on line is going well.

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25  **NEW BUSINESS -**

26  Chris Arndt explained that we have a leaking water pipe. He presented to the Board two  
27  estimates to repair this water pipe. A ***MOTION was made by Kathy Woods and seconded by***  
28  ***Carol Martin to accept the estimate from John Polhemus in the amount of \$533.00.*** All voted  
29  in favor.

30  Clarification Resolution:

31  Sharon Glenn is requesting that the Board of Directors make a motion to clarify actions taken at  
32  the October 22, 2009/October 23, 2009 and December 14, 2009 board meetings regarding the  
33  approved 2010 reserve contribution and expenditure amounts. At the October budget meeting  
34  the Board of Directors approved the Capital Reserves contribution of \$358,836 and an  
35  expenditure of \$1,437,891 for 2010 based on the reserve study completed in April 2009. At a  
36  conference call meeting on December 14, 2009, the board discussed the room renovation project  
37  and the model room. The model room included several room renovation items outside those  
38  included in the April 2009 reserve study. The April reserve study was updated to include the  
39  additional scope and a proposed increase in the capital contribution to \$654,663 (including a  
40  \$200 per unit special assessment) and expenditure total of \$1,625,731. The board decided to  
41  move forward with the renovation of all rooms based on the model room and approved a special  
42  assessment of \$220.00/unit/week (\$200 additional contribution to reserves and \$20.00 to go  
43  toward a county water assessment). A ***MOTION was made by Kathy Woods and seconded by***  
44  ***Kirk LeBlanc to approve the 2010 reserve study including a total contribution of \$654,663 and***  
45  ***an expenditure of \$1,625,731.*** All voted in favor. Motion carried.

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47  Discussion followed regarding the Armstrong Reserve Study. After discussion a ***MOTION was***  
48  ***made by Carol Martin and seconded by Kirk LeBlanc to approve a level 3 offsite review for***  
49  ***\$1,200.00 for the 2011 Budget.*** All voted in favor. Motion carried.  
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5 Sharon explained that IRP POA is having issues with the Security they are currently using. PBC  
6 is very happy with the present situation; however some of the other condos are not. Sharon will  
7 keep the Board informed on the situation.  
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9 Chris Arndt explained that the roof tiles will need to be painted. He presented two bids for the  
10 Board to look over. After discussion a **MOTION was made by Kathy Woods and seconded by**  
11 **Carol Martin to accept the bid for \$1,475.00 from Joe Vasquez and Son Painting contractor,**  
12 **Inc. The money will come out of the operating budget under Board Authorized Projects.** All  
13 voted in favor. Motion carried.  
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15 Raul Nieves went through the financial reports that were presented. He explained the Comerica  
16 Securities and gave the Receivable Report. Lael Kilpatrick asked that new signature cards be  
17 signed for Comerica. **A MOTION was made by Kathy Woods and seconded by Kirk LeBlanc**  
18 **to instruct the Treasurer to sign the signature card for Comerica.** All voted in favor. Motion  
19 carried. Discussion followed regarding attorney fees being added to owner's accounts on March  
20 31, 2010.  
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22 Sharon Glenn went over the RCI and II reports.

23 Mr. Searleman added that next year he wants the wording changed to "vote up to two" so that  
24 people know they may vote for only one. A June Board meeting was discussed and thought not  
25 to be necessary this year. Discussion followed regarding the October Budget Meeting. A  
26 **MOTION was made by Kirk LeBlanc and seconded by Carol Martin to set October 4, 2010**  
27 **from 9am to 5pm for the working meeting and the Budget Meeting for October 5<sup>th</sup> at 9am.** All  
28 voted in favor. Motion carried.  
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30 Discussion followed regarding several owners who have petitioned the board to deed their  
31 unit/weeks back to the Association. **A MOTION was made by Kirk LeBlanc to accept the**  
32 **unit/weeks back from Hallinan, Glembocki, Novak, Kuntz and Clark. The Board will accept**  
33 **Mr. Rossi's unit/week if he pays the \$220.00 assessment.** All voted in favor. Motion carried.  
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35 Sharon Glenn notified the Board that Great Dane has sold its unit/weeks to Kewanee Building  
36 Materials Company. She explained that the original deed was not prepared correctly and  
37 because of this error Great Dane had incurred late fees. After discussion the Board agreed to  
38 allow KBM to occupy the unit and continue to try to collect the late fees from Great Dane via  
39 legal procedures if need be.  
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41 Michael Hilton from HGV Project Management arrived. The meeting was adjourned for lunch.  
42 The meeting resumed at 1:00 p.m. in the model unit. Michael Hilton reviewed the bids and  
43 answered questions. Michael presented the updated budget for the project (attached to these  
44 minutes). Michael recommended various vendors for each specific aspect of the project. After  
45 discussion a **MOTION was made by Carol Martin and seconded by Kathy Woods to approve**  
46 **moving forward with the project as recommended (all expenditures to be included within the**  
47 **\$1,625,731 approved reserve expenditure for 2010), with Winter Park Construction for**  
48 **construction, IGD Hospitality, Inc. for FF& E procurement, GE for appliances and Philips**  
49 **and I-home for electronics.** All voted in favor. Motion carried. Michael was asked to move  
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forward with negotiating separate agreements with each vendor based on the selected bids and approved Sanford Searleman to execute the agreements on behalf of the association.

Mandy Ciolino, PBC's Sales Consultant gave her report. She reported that in 2009 she had sold 54 weeks for a dollar volume of \$377,240 with an average price of \$6,986. In 2010 Year to Date she has sold 19 weeks for a total dollar volume of \$234,900 with an average price of \$10,916. She has 191 weeks listed for sale with a volume of \$2,050,190 with a listing price range of \$4,500 to \$25,000.00. In 2009 her sales to date were \$94,000 so this year is looking much better.

**Meeting adjourned at 3:25 p.m.**