



PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

October, 2011

Dear Plantation Beach Club Owner,

We are grateful for the continued privilege of serving you and ensuring that our Plantation Beach Club resort remains an extraordinary “home away from home” for you.

Heading into the 2011 year-end, we can reflect back on several enhancements that have been made throughout this past year. Perhaps the most noticeable project has been the spa renovation – made mandatory due to changes in Florida Health Department statutes – which is scheduled to be complete by the end of the year. Other enhancements include upgrades to the fire system and the ongoing concrete restoration project. We’re also pleased that the unit renovations completed a year ago have received terrific reviews from our Owners and the many guests who have visited us through Hilton Club, II and RCI exchange.

**2012 Billing / Budget Impacts**

Enclosed are the 2012 budget and 2012 maintenance fee statement which consists of the operating fee and the reserve fee, plus the 2011 real estate taxes. The operating portion of the budget funds the day-to-day operations of our resort, with the reserves portion funding future improvements to the property, including replacement of furniture, roofing, painting and other enhancements as needed.

Together with our management company, the association’s Board of Directors works diligently to establish the association’s budget. Please keep in mind that many of the key components affecting the operating fee are fixed and thus beyond the association’s control. Some of the increases are due to insurance premiums and utility costs. The association has also received a number of units back through foreclosure. Last year, the Board of Directors voted to increase the Capital Reserves by an additional \$25 this year, and each year for the next three years, in an effort to optimistically avoid future special assessments and thus to fund our reserves more realistically.

As with many organizations in today’s economy, cash flow remains a challenge. To this end, we encourage Owners to pay their maintenance fee earlier this year in order to help keep our expenses down. Doing so will help eliminate the need for the association to borrow funds and thus eliminate additional interest expense. Your participation is very much appreciated.

For more information about your statement – including Frequently Asked Questions – please review “Understanding Your Vacation Ownership Statement” on the association’s website at <http://www.hgvc.com/plantationbeachclubirp> and click on the NEWS tab.

**Prompt payment of the enclosed bill – DUE ON JANUARY 1, 2012 – is appreciated**

Payment posted on or before January 1, 2012, will ensure sufficient flow of funds to support ongoing operations at our property. Remember that the date your payment gets posted to your account can take up to ten business days from the date of postmark on the envelope.

Please be aware that your account will be considered past due after January 1, 2012. Failure to pay the total amount due within 45 days of the Due Date will result in a late charge (**payment must be posted to your account prior to February 15<sup>th</sup> to avoid the late charge**); if full payment is not received within 75 days of the Due Date, additional finance charges will be incurred (**payment must be posted to your account prior to March 15<sup>th</sup> to avoid additional finance charges**). Delayed payments may result in denied use of your ownership interest and the account may be turned over to an attorney for collections, resulting in additional fees. Any late fees and related charges will not be waived, in accordance with our association’s governing documents, applicable law and/or the policies set by the Board of Directors as applicable. Remember, all fees and assessments must be paid prior to unit occupation.

### **Payment Options**

**By Check** – Paying by check is the most cost-effective payment method for the association. Please make your check payable to **Plantation Beach Club Condominium Association, Inc.**, include your ownership account number on the check, and remit it with your payment stub. Multiple weeks owned at Plantation Beach Club may be paid with a single check. If you own at more than one property, please prepare a separate check for each Owners' association to prevent co-mingling of funds among associations.

**By Credit / Debit Card Online** – If you are a Hilton Grand Vacations Club Member, log in at [hgvclub.com](http://hgvclub.com) using your Club Member number and password and click "Pay Fees & Taxes" under the "My Ownership" tab. If you have never logged in before, visit the "Create an Account" section on the website's sign-in page to create your password and access your account. **If you are not a Club Member**, simply go to [hgvclub.com](http://hgvclub.com) and click the online payment button for non-members.

All payments must be payable in U.S. funds. Please do not mail cash or send payments by express mail.

### **Board of Directors Updates**

At the last Annual Owners Meeting, the Ownership elected Charles "Chuck" Neff, and re-elected Sanford "Sandy" Searleman and Carol Martin to the Board of Directors. We look forward to their contributions to the long-term prosperity of our association. We also extend our thanks to the rest of your Board Members – Kirk LeBlanc and Erik Wagner – for their continued support and leadership. At the 2012 Annual Owners Meeting, two (2) candidate(s) will be elected to the Board of Directors. These available seats will carry two-year terms. If you are interested in pursuing candidacy, please contact Bunnie Coffey at 772-225-0074 or by email [bcoffey@hgvc.com](mailto:bcoffey@hgvc.com) for a Candidate Form and return it to the address indicated on the form by January 31, 2012.

### **ARDA – Working to Protect Timeshare Owners**



**The American Resort Development Association (ARDA) serves as the vacation ownership industry's trade association, and works to promote a "timeshare-friendly" legislative agenda.** ARDA is dedicated to communicating with and activating the one million members that make up its Resort Owners Coalition (ARDA-ROC) about legislative and regulatory policies impacting the industry. To that end, the organization recently launched a new website ([ARDA-ROC.org](http://ARDA-ROC.org)) to help inform and motivate owners to become more vocal with policy makers to preserve, protect and enhance vacation ownership.

At its core, the site provides information regarding current and resolved legislative activity around the country, as well as from select jurisdictions. You can stay informed on important news, events, specific bills of interest and pertinent legislation relative to South Florida. Additionally, the site offers information and resources, including consumer advisories and links to governors' offices, attorneys general, regulatory agencies and consumer groups.

We would like to thank those who have supported these efforts by making a voluntary \$3 annual contribution to the ARDA-ROC. Your Board of Directors has again included an option for this contribution on your statement and encourages you to consider this voluntary \$3 donation when paying your 2012 assessment.

If you have any questions about your 2012 maintenance fee and taxes, please feel free to contact me at 772-225-0074 or via email at [sglenn@hgvc.com](mailto:sglenn@hgvc.com).

On behalf of the team here at Plantation Beach Club, we look forward to welcoming you back to the familiar comfort of your home away from home.

Warmest regards,

Sharon Glenn  
Resort Manager