

1 **PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**
2 **BOARD OF DIRECTORS' MEETING**
3 **October 4, 2010**
4

5 The meeting was called to order at 9 AM at Plantation Beach Club @IRP. Board members in attendance
6 included: Sanford Searleman, President; Kirk LeBlanc, Vice President; Carol Martin, Secretary/Treasurer;
7 Kathleen Woods, Director; and Erik Wagner, Director. Attending from Hilton Grand Vacations Company
8 were: Neil Hutchinson, Vice President, Association Management; Lael Kilpatrick, Regional Director Resort
9 Operations; Raul Nieves, Senior Accountant Manager, HOA Accounting; Sharon Glenn, Resort Manager;
10 Chris Arndt – Maintenance Supervisor; Irene Martoni, Executive Housekeeper; and Bunnie Coffey,
11 Assistant to the Resort Manager and acting secretary for this meeting.
12

13 **Determination of Quorum**

14 With all of the board members present, a quorum was established in accordance with the association's
15 bylaws.
16

17 Ms. Kilpatrick thanked all of the Board Members and gave them a token of appreciation from HGV. She
18 then announced that Bunnie Coffey had won the "Catch Me At My Best" award for South Florida and
19 presented her with a gift.
20

21 **Approval of Minutes**

22 The minutes from the Board Meeting Conference Call of July 20, 2010, were presented to the board in
23 advance of the meeting. A motion to accept these minutes will made at the Budget Meeting tomorrow.
24

25 **Old Business**

26 Sharon Glenn stated that we are on target financially for the renovations just completed. She stated that
27 Winter Park Construction was wonderful to work with. She gave kudos to Chris, AJ and his staff, Irene,
28 Marie, Donna and their team members for a job well done. Mr. Searleman asked if we got into the
29 \$100,000 contingency funds. Sharon stated that she did not know. Michael Hilton was finalizing the
30 numbers from the renovation.
31

32 The Murton Roofing Contract and the contract to have work done on the balconies were discussed. Chris
33 Arndt explained that due to a review by the engineer prior to the work on the balconies, damage was
34 noticed to a column in the lower garage. With this it was decided to go back and review the project with
35 the structural engineer. We are waiting on quotes for this repair.
36

37 **New Business**

38 Sharon Glenn explained that we have bats on the fourth floor. We have put this into the operation budget
39 for 2011 under Pest Control. After discussion, **Kirk LeBlanc made a motion to accept the proposal**
40 **from American Bat Removal and have the work done as soon as possible; seconded by Carol Martin.**
41 Motion carried.
42

43 Letters from several owners were read and discussed. A motion will be made tomorrow regarding these
44 unit/weeks.
45
46
47
48
49

1 The Proposal from Aquatic Construction Management was discussed. *A motion was made by Kathy*
2 *Woods to accept the proposal from Aquatic Construction Management as presented; seconded by Carol*
3 *Martin. Motion carried.*
4

5 The financial reports were discussed. Raul Nieves explained the Accounts Receivable reports and stated
6 that we are down a little from last year, but still have 96% of the money collected and 4% uncollected. That
7 included all fees. Mr. Nieves also explained the Comerica Securities report and stated that we are getting
8 the highest interest rate possible.
9

10 Amanda Ciolino gave her sales report which stated that so far this year she has sold a total of 35 weeks for a
11 total of \$325,700.00. She is looking forward to another good year of resales for the resort.
12

13 The 2011 budget was presented and discussed. A motion will be made tomorrow regarding the budget.
14

15 The On-Site Operation Reports were discussed. Discussion followed regarding that if we should ever have
16 a problem with an owner and call the police, if the owner would be allowed back onto property. This issue
17 will be directed to the Hilton Legal team for an answer.
18

19 The date for the Annual Meeting in 2011 was discussed. A motion will be made at the meeting tomorrow
20 regarding the dates for the Annual Meeting in 2011.
21

22 After discussion *a motion was made by Carol Martin to put the Board members names, titles and email*
23 *addresses only on our website; seconded by Kathleen Woods. Motion carried.*
24

25 Neil Hutchinson presented to the Board a proposal regarding the Florida Statute Update regarding
26 Foreclosure. After discussion *a motion was made by Kirk LeBlanc to have Michael Belle make the*
27 *necessary changes to facilitate the change to the governing documents and put this item on the proxies to*
28 *go out to the owners prior to the Annual Meeting in April 2011; seconded by Kathleen Woods. Motion*
29 *carried.*
30

31 Sharon Glenn explained that the Indian River Plantation Property Owners Association will now be taking
32 over from Martin County the management of the irrigation well and the billing of the irrigation water.
33 Sharon Glenn also discussed the QA report which is a quality audit of rooms. The next audit will be in
34 November. Lael Kilpatrick did the first QA and did so on the model unit 205.
35 The Board reimbursement policy was discussed as was the date for next year's budget meeting. It was
36 decided to set the budget meeting at the next conference call.
37

38 Mr. Wagner stated that he had some concerns regarding the lack of medicine cabinets in the units now and
39 that the light bulbs are not bright enough to read in the bedroom lamps.
40

41 Sharon thanked the Board for their dedication to PBC.
42

43 There being no further business *a motion was made by Kathleen Woods to adjourn; seconded by Kirk*
44 *LeBlanc at 12:15PM.*