



# Plantation Beach Club at IRP

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## PRESIDENT'S LETTER

Dear Plantation Beach Club Member,

Today is the first day of summer and it is a beautiful sunny, warm day as I sit here in our cottage on a small lake nestled in the Adirondack Mountains composing my president's message to you. Since my last communication to you in October, 2009, the Board held its one day workshop meeting on April 15, 2010 followed the next day with our Annual meeting on April 16, 2010. Four of our five board members (Carol Martin, Kathy Woods, Kirk LeBlanc and I) attended both meetings as board member Charles Bobyack was unable to attend due to illness. Also attending the meetings were our very capable resort manager, Sharon Glenn along with a number of our skilled staff as well as several very accomplished representatives from our managing company, Hilton Grand Vacations Club. How was that last sentence for apple polishing!!

Both meetings were very productive as we discussed a variety of topics including the replacement of our present skylight windows in the lobby with two smaller skylight windows which will be much more energy efficient. We also spent a good deal of time discussing the Armstrong Reserve Study. Armstrong is the company we employ to develop our projected cost estimates of our resort assets which must be replaced periodically in order to keep our resort in tip-top condition. The reserve fee is the amount that is added to your maintenance fee which then com-

prises your yearly contribution to maintain our property. As we all realize, owning property directly on the ocean requires constant maintenance. Therefore, we employ experts in analyzing and assessing our assets as to when these assets will have to be replaced. Please remember, while they are experts in what they do (estimating the lives of assets), they are not guarantors or insurers of these estimates. Likewise, each year, you are asked to vote on whether to fully fund our reserve (based on the Armstrong study) or to select a lesser sum to add to our reserve fund each year. In the past, our membership has voted to add a lesser sum each year to the reserve fund thus causing a shortfall when the asset has to be replaced. This in turn causes the Board (whoever happens to be serving in that capacity at that time) to request an assessment above the yearly fees to fund the replacement. Consequently, to possibly prevent this from occurring in the future, your current Board has decided to increase the amount that must be contributed to our reserve fund each year by an amount that should put us in an appropriate position within five years.

Over the past several years, some of our members have questioned the amount of our maintenance fee plus our reserve fee as compared to similar resorts to ours. Therefore, we requested our HGVC Regional Director, Lael Kilpatrick, to ascertain what these amounts are for the year 2010. She indicated that the

range of fees were from \$788 to \$909 and that our fee is \$907 for 2010. As you can see, we are in the range that other properties are requesting keeping in mind that the unknown factor is we do not know how much of their total fee is attributed to their reserve fee which could be more or less than our reserve fee.

On a much happier topic, our renovations are "a done deal." Several weeks ago I signed the contracts to begin the process of ordering the materials, furniture and fixtures to upgrade our present units. Please remember, we will close our property from Saturday, September 11, 2010 to Friday, October 1, 2010 and I thank those of you who usually occupy your unit at that time for understanding that this time period was chosen as to least disrupt the use of our property.

I now wish to publicly thank board member Charles Bobyack (and his wife, Ollie) for his years of service on our Board. They were both very instrumental in giving of their time and advice regarding our renovations. Charles elected not to run for office again and thus will be leaving the Board. I know we all wish him and his wife well and trust they will continue to visit our newly renovated property often.

Now, let me introduce to you our newest Board member, Erik C. Wagner from Pittsburgh, PA. Erik has an extensive background in managing residential and commercial property. He and his wife are one of the original own-

ers at PBC. We welcome Erik and look forward to his active participation for the next two years.

Also, re-elected to a two year term was Kirk LeBlanc. Kirk was the Board's vice-president for the past two years and we look forward to his continuing contributions as an attorney and his overall concern that we maintain the level of excellence that our property has achieved.

The last item that the Board voted upon was the officers for 2010-2011. They are: Sanford Searleman, president, Kirk LeBlanc, vice-president and Carol Martin, secretary/treasurer.

In closing, I want to thank our two continuing Board members, Carol Martin and Kathy Woods for the many hours and valuable contributions they make in our budgeting process and more importantly to the new renovations.

Lastly, on behalf of the Board, I want to publicly thank Sharon and her entire staff for the many hours they spend on keeping our home-away-from home a great place to return to year after year. Thanks gang.

Again, have a good summer and stay well,

Sanford "Sandy" Searleman,  
President

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**Mandy's Corner**

Greetings from Sunny Florida! This has been a good year so far. I am approaching 300K!!

I am excited about the renovation taking place in September. This will not only help to enhance the appearance of our property and hopefully will help to increase our sales prices.

As always HGVC Club continues to provide exciting options for travel elsewhere. If you are interested in learning more about the many opportunities of HGVC Club please give me a call at 772-225-2020 or email me at [aciolino@hgvc.com](mailto:aciolino@hgvc.com).

I look forward to seeing you!

Mandy



The Martin County Convention and Visitors Bureau held their 2nd Annual hospitality award luncheon on May

**Special Recognition to one of our own!**

13, 2010. The luncheon recognized some of the top employees in the hospitality industry and one of our very own was recognized. There were 11 recipients from different areas within the tourism industry and one of them was our very own Bunnie Coffey. "It is most important we continue to recognize the "behind the

scenes" staff – they are the ones who *really* make things happy for our guests," bureau Executive Director Rozeta Mahboubi told the honorees.

A deserved recognition for Bunnie and her dedication to the property and to the tourism industry!

Thank you Bunnie!

**Board of Directors**

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**Plantation Beach Club at IRP  
2010 Board of Directors**

## Staff Community Service

The 3rd Annual Tom Vadas Dodge Ball Tournament was held in early May and our PBC Beach Bums were there in full force. So thank you to our wonderful and generous owners.

Chris Arndt lead the team as team captain and was able to get some surprise team members. Yes he was able to get Mandy Ciolino on the court. Bare feet and all! She was



diving, dodging and yes even survived some hits in the head! The rest of the team members were AJ Lacey (MAINTENANCE), Stevi Arndt (HSKP) and Ozzi, CJ Arndt, Rita, and Ed.

If you have heard the rumor, no trophy is sitting on my desk

but they did make it to the Silver Tournament Bracket and I have to say, they looked good! Maybe next year the Dodge Ball Trophy will be sitting on my desk here at PBC and you will all enjoy viewing it!

Thank you to all of the owners who assisted us in raising enough funds to participate in this great fundraiser. The Oncology Department at our local hospital, Martin Memorial received the funds that were raised at this event.

Can't wait till next year!

The Plantation Beach Bums!

If you would like to receive information for email communications in the future please visit our association's generic website to opt-in. You can go to: [www.pbcirpoptin.com](http://www.pbcirpoptin.com)

## Resort Manager Message

We battled one of the coldest winters here on Hutchinson Island we are now in the heat of our summer.

The Annual Meeting was held in April and the staff and I would like to thank Mr. Charles Bobyack for his time and dedication on the board. At the same time we welcome Mr. Erik Wagner to the

Board of Directors. As we move into the summer we are working to change the appearance of the existing skylight. Both the room renovation and balcony project should be completed by October. During this time I will also be gathering information for the Budget process for 2011. I personally want to thank the

Board of Directors for their time and dedication to our property and also to the staff and owners. It has been a great year and continues to be the best place to work!

I am looking forward to seeing you when you are here. Sincerely

Sharon Glenn

Resort Manager

## Renovation Update

The renovation is scheduled for the month of September. The building will be closed for three weeks beginning on September 11, 2010 and will reopen October 2, 2010. As a result of this construction work we ask that you refrain from visiting the property until the work is complete. This is for your safety as well as ours. If assistance with your ownership during this time please contact us by email at the following:

Sharon Glenn, Resort Manager at

sglenn@hgvc.com or Bunnie Coffey, Assistant to the Resort Manager at bcoffey@hgvc.com.

The Board of Directors has also allowed any owner who is interested in items from the units to contact Bunnie with any requests no later than . You will be notified if your request can be filled. We are asking that you plan to be here on September 12 or 13, 2010 during the hours of 9am-4pm. We will not hold, deliver or mail any items. Any item left

after the above date will be available to staff members or donated to a local charity.

We are looking forward to the renovation and will update our website with pictures during this time.

We hope you will visit our website for any updates on this project.

## PRESIDENT'S LETTER

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Visit us on the web at : :  
[www.hgvc.com/plantationbeachclubirp](http://www.hgvc.com/plantationbeachclubirp)

2011 CALENDAR		18	Apr 30 - May 7	36	Sep 3 - Sep 10
1	Jan 1 - Jan 8	19	May 7 - May 14	37	Sep 10 - Sep 17
2	Jan 8 - Jan 15	20	May 14 - May 21	38	Sep 17 - Sep 24
3	Jan 15 - Jan 22	21	May 21 - May 28	39	Sep 24 - Oct 1
4	Jan 22 - Jan 29	22	May 28 - Jun 4	40	Oct 1 - Oct 8
5	Jan 29 - Feb 5	23	Jun 4 - Jun 11	41	Oct 8 - Oct 15
6	Feb 5 - Feb 12	24	Jun 11 - Jun 18	42	Oct 15 - Oct 22
7	Feb 12 - Feb 19	25	Jun 18 - Jun 25	43	Oct 22 - Oct 29
8	Feb 19 - Feb 26	26	Jun 25 - Jul 2	44	Oct 29 - Nov 5
9	Feb 26 - Mar 5	27	Jul 2 - Jul 9	45	Nov 5 - Nov 12
10	Mar 5 - Mar 12	28	Jul 9 - Jul 16	46	Nov 12 - Nov 19
11	Mar 12 - Mar 19	29	Jul 16 - Jul 23	47	Nov 19 - Nov 26
12	Mar 19 - Mar 26	30	Jul 23 - Jul 30	48	Nov 26 - Dec 3
13	Mar 26 - Apr 2	31	Jul 30 - Aug 6	49	Dec 3 - Dec 10
14	Apr 2 - Apr 9	32	Aug 6 - Aug 13	50	Dec 10 - Dec 17
15	Apr 9 - Apr 16	33	Aug 13 - Aug 20	51	Dec 17 - Dec 24
16	Apr 16 - Apr 23	34	Aug 20 - Aug 27	52	Dec 24 - Dec 31
17	Apr 23 - Apr 30	35	Aug 27 - Sep 3	53	Dec 31 - Jan 7

