

# Plantation Beach Club At IRP

## President's Message

Winter Edition

December, 2008

*Special points of interest:*

- 2009 Annual Meeting Date
- 2008 Meeting Minutes
- Goodbye to Allan Schinagle

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Dear Plantation Beach Club Owners,  
We are fast approaching the end of another eventful and successful year at our "home away from home."

On October 20-21, 2008, your Board of Directors held its annual budget meeting and we are pleased to announce that we are able to keep the 2009 operating assessment to just a 3% increase over 2008's operating assessment. In actual dollars – the increase was only \$19.28 per unit per week. I would like to thank my colleagues on the Board for diligently reviewing the budget line-by-line with an eye to keeping the increase to a minimum while also maintaining the integrity of our property as a RCI Gold Crown Resort and II Premier Award Resort.

Also at this meeting, after private discussion among our Board, we voted to renew our Timeshare Management Agreement with Hilton Grand Vacations Company, LLC for another three years from January 1, 2009 to December 31, 2011. We look forward to a harmonious relationship as we move forward together.

It is with sorrow that I in-

form you of the passing of past president Allan Schinagle on August 15, 2008. In light of this, the Board has authorized the establishment of a memorial plaque to be located in our reception area. On the plaque will be inscribed the name of Board Presidents who have died along with their term of office.

The major renovation to our property this past year was the completion of the painting of the exterior of the building. While this was in progress, we also repaired our planters and completed work on our garage area. For those of us who own units on the fourth floor, guess what? The water pressure has been fixed!! Now we get the same water pressure as the rest of the building.

I would like to introduce two new members of our staff. Chris Arndt, who is our maintenance supervisor, and AJ Lacey who is Chris' right hand man. If you have any concerns with your unit, please tell Sharon and she will inform Chris who will send AJ to fix it. Hey Chris, isn't

this the way it works?

Once again, I would like to publicly thank Hilton for donating the two new grills and grill area, the new television in the Gardenia room and the Wii system (whatever the heck this is). I guess I'm showing my age again. If you don't know, ask your child or grandchild. They know all about it.

Now, what's in the pipeline for 2009: renovations to the public restrooms, renovations to the interior of our elevators and improved lighting throughout the property. In addition, we are beginning to work on our unit renovations which will take place in 2010.

I would like to welcome Carol Martin who was elected to our Board last year and to publicly thank all my Board members for their commitment, cooperation and unquestioned devotion to serve as Board members.

In closing, I wish to thank Sharon and the entire staff for the professional job they do in keeping our "home away from home" a pleasure to come back to year after year.

**Sanford "Sandy" Searleman,  
President**

The Annual Meeting will be held on April 11, 2009 at 10:00 AM in the Gardenia Room at PBC at IRP. The 2008 Annual Meeting minutes have been included for your review. The meeting minutes and election of board members will take place at this time.

Remember to visit us on the web:

<http://plantationbeachclubirp.hgvc.com>

Or at: [www.Hgvc.com](http://www.Hgvc.com)



# RESORT MANAGER MESSAGE

Dear Owners,  
As 2008 ends, I reflect back and recall many events both sad and happy ones. In May, Nina Kennedy, PBC's previous manager, passed away after a long battle with cancer. In August, we said good-bye to long time owner, Allan Schinagle. Both will be missed but not forgotten.

2008 also had some management changes. Ada Grzymna who worked closely with the PBC BOD and management, decided to leave Hilton Grand Vacations. At this time, Randy Piatt returned as the Regional Director of PBC. Some cosmetic changes throughout the property occurred this year as well. The Paint Restoration Project, the new grill area, the flat screen television for

the Gardenia Room along with the Wii System. With these projects going on I would like to acknowledge the team here at PBC for their hard work and dedication to the property. Irene Merritt (Housekeeping Supervisor) and Chris Arndt (Maintenance Supervisor) who have lead their respected teams: Marie Taylor, Donna Hiott, AJ Lacey (who joined the team in October) and Rick O'Brien and of course, our wonderful team on Saturdays-our unit cleaners. As this year ends, I also am blessed to have three other individuals who have supported the many changes here on property but most importantly supported me, Bunnie Coffey, Heidi Krikorian and Mandy Ciolino. All three women have and

continue to go beyond the call of duty for this property, staff and ownership we call "HOME".

Last but certainly not least, I could not go without thanking the Board of Directors lead by Sandy Searleman, President, Kirk LeBlanc, Vice President, Carol Martin, Secretary/Treasurer, Charles Bobyack, Board Director and Kathy Woods, Board Director, for their dedication to the property and for their continued support. I look forward to working with you next year. To all—have a happy and safe holiday season and see you in 2009!! **Sincerely, Sharon Glenn - Resort Manager**



## TRADING PLACES

Name	Has	Wants
Mehling	2 bd wk 13&14	2 - 2 bd wk 15
C. Morse	1 bd wk 25	1 bd wk 32
Groenke	1 bd wk 2	1 bd wk 3 or wk 4
Kolber	1 bd wk 43	1 bd wk 12 or 20 or 21
Croot	1 or 2 bd wk 12	1 bd or 2 bd wk 8
Palladino	2 bd wk 20	2 bd wk 21

### ALLAN SCHINAGLE

This past summer we lost a very dear friend and long time owner of PBC. Allan Schinagle passed away in August. Allan served on the Board of Directors for many years and served as President of PBC during the years of 2001-2003.



## Mandy's Corner

PBC has earned the **RCI Gold Crown Resort** designation for 2009!

After a challenging winter season, the rest of the year has seen a steady stream of sales. Speaking of winter, for those of you who crave a warm vacation out of the cold weather contact me (without paying the 60k-70k Sanibel prices) at 772-225-2020 or [aciolino@hgvc.com](mailto:aciolino@hgvc.com). P.S. Remember you can contact me for all your real estate needs. Have a blessed Holiday Season! Mandy

The 2008 Annual Meeting was called to order at 1:30 p.m. by President Carol Martin in the Gardenia Room at Plantation Beach Club, Stuart, Florida. The Board members present were: Carol Martin, Sanford Searleman, Charles Bobyack, Kirk LeBlanc and Kathy Woods. Attending from Hilton Grand Vacations Company (HGVC) were Ada Grzywna – Regional Manager, Raul Nieves – Accounting Manager, Sharon Glenn – Resort Manager, Amanda Ciolino – Vacation Counselor, and Bunnie Coffey – Front Office Staff and acting Recording Secretary for this meeting. Attending from Myers, Brettholtz & Company, our accounting firm was Steve Brettholtz.

Ms. Martin welcomed the owners to the meeting and introduced the Board members. A sheet was circulated for all present to sign-in, in lieu of a roll call. There was a call for outstanding proxies. A quorum was established. Resort Manager Sharon Glenn introduced her Regional Manager, Ada Grzywna and Raul Nieves from HGV. She also introduced her staff and thanked them for their support.

**APPROVAL – PREVIOUS MINUTES** – The minutes of the 2007 Annual Meeting were available for owners at the meeting. Ms. Martin asked if there were any corrections to the minutes. **MOTION was made by Mr. Searleman and seconded by Mr. Bobyack to approve the minutes of the 2007 Annual Meeting as presented.** All voted in favor. Motion carried.

**AUDITORS REPORT** - Mr. Brettholtz was introduced and gave his report. He stated, “Our opinion on the audit is as follows: In our opinion, the financial statements referred to present fairly in all material respects the financial position of Plantation Beach Club Condominium Association, Inc. As of December 31, 2007, and the results of its operations and its cash flows for the year then ended, inconformity with accounting principles generally accepted in the United States of America. As a recap of the years’ activities I offer the following: Operating cash \$520,943 earning approximately 3% (includes \$19,303 R/E escrow); Reserve cash \$463,125 earning approximately 3%; Three Certificates of deposit 100% guaranteed by FDIC earning an average of 5% coming due in less than one year. Total operating revenue \$956,994; Total operating expenses \$1,019,261; Deficiency \$62,267 or 5% off budget; Beginning Operating Fund Balance January 1, 2007 (\$17,307); Ending Operating Fund Balance December 31, 2007 (\$79,574).” After discussion, and questions and answers from the owners who were present **A Motion was made by Mr. Searleman and seconded by Ms. Woods to adopt the Auditor’s report.** All voted in favor. **A Motion was then made by Mr. Searleman and seconded by Mr. LeBlanc to accept the Management letter.** All voted in favor. Motion carried.

**PROPERTY REPORT** - Sharon Glenn, Resort Manager gave her report on the projects and accomplishments in the past year. She reported on the paint restoration project and the new grill area. She explained that PBC has just received the Premier Award from Interval International and that PBC is still a Gold Crown property with RCI – Resort Condominium International. Mr. LeBlanc thanked Hilton for paying for the new grill area in the amount of approximately \$18,000.00.

**RESALE REPORT** - Amanda Ciolino gave her resale report stating that in 2007 she sold sixty unit/weeks for a total of \$535,000.00. She also stated that the prices range from \$6,000.00 to \$25,000.00 per unit/week.

#### **GENERAL DISCUSSION**

Mr. Shannon asked how much PBC paid to the Marriott for the amenities. Mr. LeBlanc explained we pay \$68,400 per year and that those amenities were very important to this property.

Mr. Foss stated that on the information sent to the owners regarding the people who were running for the board there wasn’t any information on the weeks they owned or the time of year. Mr. Schinagle stated that this was the first time that information was not on the form. Ms. Grzywna explained that it was a gross over site and would not happen again.

Mr. Schinagle asked the Board why they felt that the bylaws needed to be changed to allow someone to run for consecutive terms of office on the Board of Directors. Mr. LeBlanc stated that in the State of Florida Condominium Act it is now illegal to limit terms of office for members of the Board of Directors.

Mrs. Schlegel asked if the resort would be getting hurricane shutters or doors. Ms. Grzywna stated that the Board felt they were not necessary at this time.

Mr. Shannon asked if a special assessment was planned for the 2010 renovations. The Board stated that they did not foresee any at this time.

Mr. Schinagle stated that Mr. Ken Wilson requested he ask the following questions: Mr. Wilson would like to see a plaque prepared with the names of the deceased member of the Board of Directors. Mr. Searleman stated that the Board would need some criteria to do that. Mr. Wilson would like to know when the dead tree behind the pool was going to be removed. Ms. Glenn explained that the tree was still alive and the cost to remove it was not in the budget. Mr. Schinagle asked if there was a written warrantee on the painting project. Ms. Martin explained that we have two of them.

**TELLER’S REPORT** – Mrs. Coffey reported that there were 632 unit weeks represented, both in person and by proxy, out of a possible 1,530 unit weeks, which represented a 41% owner response.

**WAIVER OF STATUTORY FUNDING OF RESERVES:** There were 618 votes to waive statutory funding of reserves and 10 votes not to waive statutory funding of reserves, with 4 that did not vote for or against. Statutory funding requirements were waived, therefore the reserve funding will remain at the level approved in the 2008 budget.

**AMENDMENT TO THE BYLAWS:** There were 513 votes to approve the change and 49 votes not to approve the change, with 58 that did not vote for or against the amendment.

**ELECTION:** There were 3 candidates seeking election to fill the one seat available on the Board of Directors. The candidate receiving the highest number of votes was Carol Martin, who was elected to serve a three-year term. The current Board of Directors is: Carol Martin, Sanford Searleman, Kathy Woods, Charles Bobyack and Kirk LeBlanc.

There being no further business, **MOTION was made and seconded to adjourn.** All voted in favor. Motion carried. Meeting adjourned at 2:30 p.m.

# 2009 Calendar

<b>Week</b>	<b>2009</b>	<b>Week</b>	<b>2009</b>	<b>Week</b>	<b>2009</b>
1	Jan 3 - Jan 10	21	May 23 - May 30	41	Oct 10 - Oct 17
2	Jan 10 - Jan 17	22	May 30 - Jun 6	42	Oct 17 - Oct 24
3	Jan 17 - Jan 24	23	Jun 6 - Jun 13	43	Oct 24 - Oct 31
4	Jan 24- Jan 31	24	Jun 13 - Jun 20	44	Oct 31 - Nov 7
5	Jan 31 - Feb 7	25	Jun 20 - Jun 27	45	Nov 7 - Nov 14
6	Feb 7 - Feb 14	26	Jun 27- Jul 4	46	Nov 14 - Nov 21
7	Feb 14 - Feb 21	27	Jul 4- Jul 11	47	Nov 21 - Nov 28
8	Feb 21 - Feb 28	28	Jul 11 - Jul 18	48	Nov 28 - Dec 5
9	Feb 28 - Mar 7	29	Jul 18 - Jul 25	49	Dec 5 - Dec 12
10	Mar 7 - Mar 14	30	Jul 25 - Aug 1	50	Dec 12 - Dec 19
11	Mar 14 - Mar 21	31	Aug 1 - Aug 8	51	Dec 19 - Dec 26
12	Mar 21 - Mar 28	32	Aug 8 - Aug 15	52	Dec 26 - Jan 2
13	Mar 28 - Apr 4	33	Aug 15 - Aug 22		
14	Apr 4 - Apr 11	34	Aug 22 - Aug 29		
15	Apr 11 - Apr 18	35	Aug 29 - Sep 5		
16	Apr 18 - Apr 25	36	Sep 5 - Sep 12		
17	Apr 25 - May 2	37	Sep 12 - Sep 19		
18	May 2 - May 9	38	Sep 19-Sep 26		
19	May 9 - May 16	39	Sep 26 - Oct 3		
20	May 16 - May 23	40	Oct 3 - Oct 10		

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329 NE TRADEWIND LANE  
STUART, FLORIDA 34996**