

CASA YBEL BEACH & RACQUET CLUB, PHASES F, G, H
BOARD OF DIRECTORS TELECONFERENCE MEETING
January 27, 2010

The meeting was called to order at 2:05 p.m. via telephone by President Brenda Pommerenke. The meeting was open to the owners in the Sanibel, Florida office of Hilton Grand Vacations Company (HGVC). Board members in attendance via telephone were: Brenda Pommerenke – President, Len Elikan – Vice President, Lynn Perkins – Secretary/Treasurer and Directors John Demos, Joe Gala, Pat Sweeney and Susan Walter. Attending from HGVC were Chris Cain – Interval Manager, E. J. Nees – Director of Resort Operations, Sanibel/Captiva, and Cindy Glasenapp – Administrative Assistant and acting Recording Secretary for this meeting.

ON-LINE VOTING/NORDIS DIRECT – HGVC obtained a proposal from a company (Nordis Direct) that would make on-line voting available to the owners. The upcoming annual meeting packet could include information about how owners can vote on line. The voting website would also allow people to opt in to receiving future communications (newsletters, pre-arrival letters, annual meeting mailings, etc.) via email. This is estimated to save printing and mailing costs in the long run.

The cost of mailing the annual meeting packet in 2009 was \$1,774.33, or \$.93 per piece. If the option to use on-line voting and future electronic mailing is chosen, the cost to do the mailing in 2010 would include one-time set up fees. The total cost for 2010 was estimated at \$2,429.99, or \$1.28 per piece. The cost for the annual meeting mailing in 2011 is anticipated to be \$1,704.99, or \$.90 per piece, if NO ONE opted to receive future email communications. The cost would decrease depending on how many people opt in for email communication. Each owner can decide which communications, if any, they would like to receive by email. An additional benefit is that the resort staff would not have to spend time tallying the votes. It would be done electronically.

There was discussion on how the process works. A hard copy of the 2010 annual meeting mailing would be sent to all owners this year. People would still have the option to mail in their proxy/ballot as in previous years. All unit weeks for an owner should be included in the letter, but it is possible that an owner with multiple weeks may get more than one letter, depending on name and address records. Each letter will contain a PURL (personal uniform resource locator). Owners would have to enter the PURL on each letter received to vote all weeks. Each vote will be multiplied by the number of weeks listed on each letter. In the future, if an owner has opted to receive some communications by email and Nordis receives notice of an invalid email address or determines that an email hasn't been opened within 5 days, they will mail a hard copy of the information to the owner. The annual maintenance fee billing will continue to be sent by mail as in the past. It is not possible to provide maintenance fee billing statements electronically.

MOTION was made by Susan Walter and seconded by Lynn Perkins to go forward with the option of on-line voting and electronic communications. Mr. Demos voted aye, Mr. Elikan voted aye, Mr. Gala voted aye, Mr. Perkins voted aye, Ms. Pommerenke voted no, Ms. Sweeney voted aye and Ms. Walter voted aye. **Motion carried 6 to 1.**

ASSOCIATION-OWNED INVENTORY – The Association recently received title to unit 206G, week 18, unit 186H, week 31 and unit 201G, week 38 through foreclosures. These weeks will be listed with Grand Vacations Realty (GVR) until two weeks after their start date in accordance with the previously established policy.

Unit 187H, week 50 had been listed with GVR but did not sell. **MOTION was made by Len Elikan and seconded by Lynn Perkins to put unit 187H, week 50 up for sale to the owners by closed bid, with a minimum bid of \$4,000. The buyer is to pay closing costs and the 2010 maintenance fee. The bids will be due by April 16, 2010.** Mr. Demos voted aye, Mr. Elikan voted aye, Mr. Gala voted aye, Mr. Perkins voted aye, Ms. Pommerenke voted aye, Ms. Sweeney voted aye and Ms. Walter voted aye. **Motion carried unanimously.**

Mr. Demos had to leave the meeting at 2:40 p.m.

2010 INTERIOR REFURBISHMENT – Items scheduled for 2010 include replacement of the living room sleeper sofa, reupholstering the two side chairs, dining room chairs and the chairs in the bedrooms, replacement of box springs and mattresses, bedspreads, cornices, carpeting and accessories, including quality pillows, mattress pads and blankets. Three designers will be asked to submit bids. Owners have been requesting brighter, more Floridian-looking fabrics. Board members are to get their suggestions to Chris.

There was discussion on the condition of the carpeting and whether it needed to be replaced in 2010. The carpeting was budgeted for a four-year life but has been in the units for five years. Replacing it at the same time as the other soft goods would allow flexibility in the color scheme. The exterior wooden stairways are scheduled for replacement next year; it would not be possible to replace the carpet during the same maintenance weeks when work on the stairways is planned.

PORCH TILE/SCREEN ENCLOSURE PROJECT – The porch tile and screen enclosure replacement project for the lower units was bid out last year. Ted Watts Construction, the contractor who was awarded the bid for the lower units, has agreed to keep the price the same for the upper units if selected to do the upper units this year. His bid was \$1,350 per unit for tile and \$1,200 per unit for the screen enclosures and was the best bid received last year. Mr. Cain commented on the advantages of hiring one contractor to do both the tile and screen work – and the great amount of coordination between work crews avoided by selecting a single contractor. Board members commented on the good job the contractor did on the lower units, as evidenced during their on-site review of the effort during the October Board meeting. **MOTION was made by Lynn Perkins and seconded by Len Elikan to approve Ted Watts Construction to replace the porch tile and screen enclosures on the upper units' balconies at the 2009 costs.** Mr. Elikan voted aye, Mr. Gala voted aye, Mr. Perkins voted aye, Ms. Pommerenke voted aye, Ms. Sweeney voted aye and Ms. Walter voted aye. **Motion carried unanimously.**

INTERIOR HANDRAIL REQUEST – An owner in unit 214G who has difficulty getting up and down the stairs in his unit has requested that a handrail be put on the interior left side of the unit stairwell. There was discussion on options. To maintain consistency, the handrail would have to be the same as the handrail on the right side. Three bids would be solicited. The Association would arrange for the design and installation; the owner would pay for all costs involved with installing an additional handrail. This will be reviewed during the April board meeting.

MISCELLANEOUS INFORMATION:

- December financials will be mailed shortly.
- Some plants may need to be replaced after the recent freeze. Chris will keep the Board updated. Over all the property still looks good.
- Christine Beal is in training to fill in while Astra is on maternity leave.

There being no further business, ***MOTION was made by Susan Walter and seconded by Joe Gala to adjourn.*** Mr. Elikan voted aye, Mr. Gala voted aye, Mr. Perkins voted aye, Ms. Pommerenke voted aye, Ms. Sweeney voted aye and Ms. Walter voted aye. **Motion carried unanimously.** Meeting adjourned at 3:00 p.m.