

Approved 7-17-2009

**CLUB REGENCY OF MARCO ISLAND
CONDOMINIUM ASSOCIATION
BOARD OF ADMINISTRATION MEETING
FRIDAY, MARCH 27, 2009**

The meeting was called to order at 9:00 a.m. by President, Ralph Pearman at Club Regency front office, Marco Island, Florida. Board members in attendance were: Ms. Brehm, Judge Pearman, Dr. Pineno and Mr. Zimmerman. Attending from Hilton Grand Vacations (HGV) were: Anthony McHugh – Resort Manager, Roberto Trejos – Assistant to the Resort Manager, Lael Kilpatrick – Regional Manager Resort Operations and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting.

APPROVAL OF PREVIOUS MINUTES

MOTION was made by Dr. Pineno and seconded by Ms. Brehm to approve the minutes of the 9:25 a.m. January 9, 2009 meeting. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

MOTION was made by Mr. Zimmerman and seconded by Dr. Pineno to approve the amended revised minutes of the 11:00 a.m. meeting on January 9, 2009. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

Brian found an alternative solution to the under counter toe kicks. The \$900 that was approved to be spent for EJM Cabinets & Millwork, Inc. to replace the six unit toe kicks was not needed.

FEBRUARY FINANCIAL STATEMENTS

Ms. Kilpatrick will get the accruals reversed and corrected for bad debts, professional fees, bonuses and pre-paid insurance with the accounting department.

PROPOSALS & DISCUSSIONS

A. Master Bathroom Renovations (C & D buildings)

MOTION was made by Dr. Pineno and seconded by Mr. Zimmerman to approve Frazee, Inc. proposal in the amount of \$149,704 to refurbish 15 master bathrooms. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

Ms. Brehm will send a written memorandum to Frazee that the shower door that was installed in the model was not the shower door that was installed in the bathroom refurbishment.

B. Guest Bathroom Model (C102)

MOTION was made by Mr. Zimmerman and seconded by Dr. Pineno to approve Frazee, Inc proposal in the amount of \$6,589.20 for renovations to the guest bathroom model C102. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

C. Club House Bathroom Renovations

MOTION was made by Mr. Zimmerman and seconded by Dr. Pineno to approve Frazee, Inc. proposal in the amount of \$13,773.50 for refurbishment of club house restrooms. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

The Board thanked Ms. Brehm for her work on bathroom renovations.

D. Non Smoking in Units

MOTION was made by Dr. Pineno and seconded by Ms. Brehm to adopt the no smoking policy used by The Charter Club of Marco Beach®. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

E. Towing and Signage

MOTION was made by Ms. Brehm and seconded by Dr. Pineno to approve the purchase of five tow away zone signs with post for a cost not to exceed \$525. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

F. Crowther Proposal (E building) Flat Roof

MOTION was made by Mr. Zimmerman and seconded by Ms. Brehm to approve the proposal from Crowther Roofing in the amount of \$1,500 for repairs to building E. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

G. Camera – Surveillance System

MOTION was made by Dr. Pineno and seconded by Mr. Zimmerman to install a surveillance camera system at a cost not to exceed \$2,500. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

DELINQUENCY REPORT

Summary of Accounts February 2009

	# of Accounts	Outstanding Balance
Lien Action	0	\$
Foreclosure Actions	14	\$38,779.12
Other Action	3	\$ 9,479.11
Legal Action on Hold	0	\$
Association Owned Weeks	0	\$
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Total	17	\$48,258.23

Lee Shook has spoken to Michael J. Belle, PA. Mr. Belle's office will handle the work for the Association to accept a deed back in lieu of lien. Mr. Belle will do a deed search, prepare Quit Claim Deed and process recording. The fee is \$300 plus recording costs which are approximately \$25. This process will require a letter from the Board of Administration authorizing Michael J. Belle to handle the work, so that when the bill is submitted to HGV it will be approved. Mrs. Shook has volunteered to check the county website for tax liens against the property prior to submitting to Mr. Belle.

MOTION was made by Mr. Zimmerman and seconded by Ms. Brehm to authorize Judge Pearman to review and approve possible deed back in lieu of unit lien on a case by case basis. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

RCI & OWNER COMMENTS

Club Regency received the RCI Gold Crown status for 2009. To date Club Regency is above the threshold in all categories. Determination of the 2010 awards will be based on the 12-month score averages as of August 31, 2009.

BOARD OF ADMINISTRATION MEMBER TERM LIMITS

Judge Pearman requested guidance from Hilton Grand Vacations on the necessary by-law changes. The Board agreed to vote to change term limits to two year terms subject to clarification on the law.

POSTING OF BUDGET PRIOR TO BUDGET MEETING

Ms. Kilpatrick stated that the owners must now be notified 14 days prior to the budget meeting. She has asked the corporate office to prepare a letter to the owners noting the changes to the budget process. Mr. McHugh will send the proposed budget to the Board members by September 14. The Board agreed to send a copy of the proposed budget out in the fall newsletter.

PROPERTY REPORT

All bridges have been completed
Auto fill for the spa will be completed this week
Additional cleaning to be done on walkway carpets
Further research on boardwalk lock to be done prior to July meeting
New phone system to be added to the agenda for the July meeting
Three of the four modems have been replaced and a larger antenna has been installed in our wireless network system.

ADJOURNMENT

MOTION was made by Dr. Pineno and seconded by Mr. Zimmerman to adjourn the meeting. Ms. Brehm voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

Meeting adjourned at 11:45 a.m.