

**PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**

**April 16, 2009**

The meeting was called to order at 9:10 a.m. by President Sanford Searleman in the Gardenia Room at Plantation Beach Club, Stuart, Florida. The Board members present were: Carol Martin, Sanford Searleman, Kathy Woods and Kirk LeBlanc. Charles Bobyack had not yet arrived. Attending from Hilton Grand Vacations Company (HGVC) were Sharon Glenn – Resort Manager, Raul Nieves- Accounting Manager, Chris Arndt – Maintenance Supervisor, Irene Martoni – Housekeeping Supervisor, and Bunnie Coffey – Front Office Staff and acting Recording Secretary for this meeting.

A quorum was established.

**APPROVAL – PREVIOUS MINUTES – A MOTION was made by Kirk LeBlanc and seconded by Carol Martin to approve the minutes of the February 27, 2009 meetings as presented. A correction was made to correctly spell Chris' name on the second page.** All voted in favor. Motion carried.

**OLD BUSINESS –**

Resort Manager, Sharon Glenn, discussed her list of Old Business. Sharon gave an update to the Verizon contract for the back up generator. There will be an additional \$300.00 per month with an increase per the original contract. This will be tied to the clause in the original contract. Verizon will be sending a revised contract for Mr. Searleman's signature. **A MOTION was made by Kirk LeBlanc and seconded by Kathy Woods to allow Verizon to put in a generator as proposed making sure that there is adequate liability insurance for the added propane tanks.** All voted in favor. Motion carried.

Chris gave an update on the Fire Sprinkler system that was approved 2/27/09. He also did a recap of the previously approved updating of the elevator cabs. He was able to get the price lowered by \$800.00 from the original proposal.

The remodeling of the pool Bathrooms was discussed. The item will be postponed until Chris can get some additional information for the Board.

Chris discussed the proposals from Arlington Electric and The Electricdude to replace the fixtures on the light pole in the parking lot. Chris was asked to call Arlington Electric to see if they would match the proposal from The Electricdude.

Chris reported that the doors are on order for the previous approved project and should be completed by April 30<sup>th</sup>.

Chris discussed the proposals from Metro Fire to do work on the fire pump. **A MOTION was made by Carol Martin and seconded by Kathy Woods to have Metro Fire Sprinkler Services do the work as described in their estimates of 3/6/09 not to exceed \$6,634.04 to be paid from Reserves. This work is to include the replacement of corroded and leaking 6" piping on the discharge side of the main fire pump and on the suction side of the main fire pump. It also included a new base for the pump as described in their estimate 23313 of 3/11/09.** All voted in favor. Motion carried.

Proposals were presented for an Automatic Fire Suppression system for the stove in the Gardenia Room. **A MOTION was made by Kathy Woods and seconded by Kirk LeBlanc to allow Metro Fire Sprinkler Services to install a fire suppression system over the stove in the Gardenia Room not to exceed \$1917.00. This will come from Reserves.** All voted in favor. Motion carried.

Michael Hilton arrived.

### **New Business**

Chris explained that due to new requirements for public pool safety called the Virginia Graeme Baker Pool and Spa Safety Act we have to install a safety Vacuum release system in our pool and spa and an anti trap main drain for the spa. After discussion **A MOTION was made by Carol Martin and seconded by Kathy Woods to allow Zanatti Pools to do the work as described in their bids not to exceed \$2,479.00. The money will come out of the operating budget.** All voted in favor. Motion carried.

Chris was asked about the walkway to the dune. He explained that right now it is better to just replace some of the bad wood with pressure treated lumber. When the walkway is replaced the Board should look into having it replaced with composite material.

### **Financial Report**

Mr. Searleman stated that he had looked at the financial reports with the variances and found everything to be in order. The January, February and March financials were discussed. Sharon explained that she and her staff were looking at every option to save money.

When Mr. Brettholtz from Myers, Brettholtz & Company, PA, our accounting firm, arrived he gave the following report:

Our opinion on the audit is as follows:

In our opinion, the financial statement referred to above present fairly in all material respects the financial position of Plantation Beach Club Condominium Association as of December 31, 2008, and the results of its operations and its cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

As a recap of the years' activities I offer the following:

Operating cash \$449,197

Reserve cash \$38,354

10 certificates of deposit 100% guaranteed by FDIC earning an average of 3.74% ranging from less than one year to 3 years, totaling \$993,000.00.

Total operating revenue \$1,073,861

Total operating expenses \$1,012,006

Excess \$61,855. % off budget 3% positive.

Beginning Operating Fund Balance January 1, 2008 \$(79,574).

Ending operative Fund Balance December 31, 2008 \$(17,719).

Mr. Brettholtz explained to the Board that any owner of seven weeks or more is, according to Florida description, a subsequent developer.

**A MOTION was made by Carol Martin and seconded by Kathy Woods to approve the management letter for Myers, Brettholtz & Company, PA.** All voted in favor. Motion carried.

***A MOTION was made by Kathy Woods and seconded by Carol Martin to accept the Auditors Reports as presented.*** All voted in favor. Motion carried.

Michael Hilton discussed the Armstrong Report in regard to the issue of the roof and the interior/furnishing & equipment lines in the Auditor's Report.

The Board looked at the calendar and ***A MOTION was made by Kathy Woods and seconded by Carol Martin to set the date of October 23, 2009 for the Budget meeting and October 22<sup>nd</sup> for the working meeting.*** All voted in favor. Motion carried.

The RCI and II reports were discussed.

Michael Hilton discussed the balcony situation and the need to hire another engineer other than the one that the Board has approved at its last meeting.

Sandy and Matt from Images Gallery gave a presentation of suggestions for the upcoming renovation in 2010. Mr. Hilton gave the Board a printout of the expected expenditures from which they can pick and choose. Mr. Hilton stated that Randy Piatt and Sharon Glenn are working with Great Dane to see if they would agree to use their unit as a model for this renovation and pay half of the expense. This has not been finalized as of this date. Mr. Hilton stated that his goal is to have a model unit by the October meeting. If not the Great Dane unit, then maybe another unit should be used.

Charles Bobyack arrived.

***A MOTION was made by Kathy Woods and seconded by Carol Martin to adjourn.***

**Meeting adjourned at 3:25 p.m.**