

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Conference Call
April 23, 2009

President Sanford Searleman called the teleconference meeting to order at 11:00 EST. In attendance were: President Sanford Searleman, Secretary/Treasurer Carol Martin and directors Kathy Woods and Charles Bobbyack. In attendance from HGV: Raul Nieves – Accounting Manager, Sharon Glenn – Resort Manager; Chris Arndt – Maintenance Supervisor; Irene Martoni - Housekeeping Supervisor; and Bunnie Coffey acting secretary for this meeting. Vice President Kirk LeBlanc, absent with prior notification.

Roll Call was taken and it was determined that there was a quorum present.

A Motion to accept the minutes of the April 16, 2009 meeting was made by Charles Bobbyack and second by Carol Martin. After corrections were made a vote was taken and the motion passed.

Old Business

Sharon explained that the IRPPOA (Indian River Plantation Property Owners Association) has been negotiating with Comcast regarding our cable television fees. They have also looked into Direct TV. Due to the current rate structure it would cost the resort a lot more money to negotiate a rate with Comcast ourselves and Direct TV is also a considerable increase in rate from what we are paying now, working through the POA. ***A Motion was made by Charles Bobbyack and second by Kathy Woods to authorize Sharon to notify the POA that PBC wishes to continue with our present contract.*** All voted in favor. Motion passed.

Sharon explained that she, Randy Piatt and Raul Nieves had a conference call yesterday and Randy explained to both of them that the Board should be looking at the Cash Flow Summary for the amount of money available to do the up coming renovation. Mr. Searleman stated that he was not in favor of completely depleting our reserves to do the renovation. Raul explained that as long as the Cash flow was in the positive everything would be fine. Of the \$1,400,000.00 in cash flow the Board could allocate \$1,300,000.00 for the renovation and still stay in the positive. Sharon will see if Michael Hilton and Randy Piatt can be available for the next conference call meeting. Sharon also explained that the Reserve Study Analysis had the first two classifications reversed on the document given out at the Annual Meeting. A new schedule was give to the Board. Sharon was given the authority to email the revised Reserve Study Analysis Summary Sheet to Steve Bretthotz with the corrections for the Audit.

Sharon asked the Board to authorize her to reclassify an expenditure of \$2,170.34 from Operations to Reserves. After discussion a ***Motion was made by Charles Bobbyack and second by Carol Martin to reclassify the expenditure of \$2,170.34 which was paid from the Building Supplies Operation Budget to Reserves.*** All voted in favor. Motion passed.

The tile for the pool bathrooms was discussed. The floor will be taken down to the concrete and then retiled. The walls will be tile over tile. Two different proposals were given to the Board and after discussion a ***Motion was made by Carol Martin and second by Charles Bobbyack to go with the darker tile floor and diagonal tile on the top of the walls which was in diagram one.*** All voted in favor. Motion passed. It was noted to Chris to make sure the bathrooms have a lot of light as the tile is dark and the room will need additional lighting. Chris stated that he would make sure of that.

New Business

Sharon has been asked by Hilton Grand Vacations to make sure the Board is aware that PBC is being sued by a Mr. Enslin. HGV's insurance company is working on this. She just wanted to make sure the Board is aware of the situation. Mr. Enslin fell down the stairs at the south end of the building. All the details are in the written report that Sharon has on file.

Sharon also brought to the Board's attention the note she had received from Sue Aemisegger regarding the couch/chair beds and that Sue's son would like the opportunity to bid on the televisions when PBC gets ready to order them. These were discussed.

The next Board Conference Call meeting will be Thursday, May 14th at 10:00 EST.

Carol Martin made a motion to adjourn, second by Kathy Woods.

Meeting adjourned at 12:00 noon.