

**PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**October 22, 2009**

President Sanford Searleman called the meeting to order at 9:00 A.M. EST. In attendance were: President Sanford Searleman, Vice President, Kirk LeBlanc, Secretary/Treasurer Carol Martin and directors Kathy Woods and Charles Bobyack. In attendance from HGV: Raul Nieves – Accounting Manager; Sharon Glenn – Resort Manager; Chris Arndt – Maintenance Supervisor; and Bunnie Coffey acting secretary for this meeting. Also in attendance was owner Terry Wilber.

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

***A Motion to accept the minutes of the August 11, 2009 meeting was made by Carol Martin and second by Charles Bobyack.*** A correction to remove the words with 7 units from the first paragraph under Old Business was made. All voted in favor, motion carried.

**Old Business**

Ms. Glenn gave an update on the contract with Verizon to place a generator on property. She stated that she is waiting on Verizon to sign the contract prepared by Hilton.

Discussion followed regarding the concrete repairs of the balconies. Two proposals were presented. One was from Special Forces and the other from Daniello Construction Inc. Chris explained that Daniello's proposal was to waterproof the spot repairs, not the entire balcony. The other company's bid was to redo the entire balcony. There didn't seem to be a warrantee from Special Forces, but with Daniello there was a 5 year warrantee. The Board decided to address this issue again at the next conference call meeting as there were some questions that they wanted to address with Michael Hilton and he had not yet arrived.

**New Business**

Ms. Glenn explained that ThyssenKrupp has just finished replacement of an oil line on the South elevators. ***A Motion to ratify the email vote taken to allow ThyssenKrupp to replace the oil line as described in the contract for \$17,122.50 with the money to come from Reserves was made by Charles Bobyack and second by Kirk LeBlanc.*** Motion carried.

Mr. Arndt gave four bids to the board for a new water cooler to replace the one by the pool. After discussion a ***Motion to buy the water cooler from Johnstone Supply in the amount of \$399.00 plus tax with the money coming from Reserves was made by Charles Bobyack and second by Kathy Woods.*** Motion carried

Discussion on the glass on the sliding glass doors in the units followed. ***A Motion was made by Charles Bobyack and second by Carol Martin to spend up to \$2000.00 to replace the glass in units 401, 406 and 301 with funds to come from operations.*** Motion carried.

***A Motion was made by Carol Martin and second by Charles Bobyack to transfer the funds from operating to reserves for payment of the hot water heater for room 205 in the amount of \$378 which was paid out of operating and should be a Reserve expense.*** Motion carried.

Ms. Glenn went through the Variance reports for July and August, along with the Reserve Expense Detail Report. Michael Hilton arrived at 10:12am.

Also discussed were the Accounts Receivables and the Aged Receivables. Mr. Nieves led the discussion regarding the Comerica Securities. The Association Investment Policy was presented to the Board and Ms. Glenn will make a correction and have it for the Board to approve at tomorrow's Budget Meeting as there are no longer any sweep accounts.

A personal break time was taken.

Discussion followed regarding the budget and the reserves. Ms. Glenn presented the Marriott Ocean Club Membership letter stating that the cost has not gone up, but will remain the same as last year. She also presented the Armstrong Reserve Study proposed for next year. These items are in the new budget and when the Board approves the budget as presented that will confirm these two items also.

At 11:50am we broke for lunch and to see the model room.

Meeting began again at 2:30PM after seeing the model unit. It was noted that the Board decided that there would not be any throw pillows on the master bed. Also there should be comfort height toilets in the bathrooms with a grab bar by the toilet and a grab bar in the shower. Michael Hilton stated he didn't know if there was room to put a grab bar by the toilet, but would check into that. The Board stated that no additional bids would be necessary to go forward with the project.

Comments on the comment cards were discussed. Putting safes in the closets was discussed. Mr. Hilton stated that if safes were put in they should be big enough to fit a normal sized laptop computer. Ms. Glenn went through the Property Reports.

Resolution of the Assessment Billing was discussed and a ***Motion was made by Kirk LeBlanc and second by Carol Martin to sign the Resolution.*** Motion carried.

It was noted that the elevator with ThyssenKrupp expires in March of 2010 and Ms. Glenn along with Mr. Arndt are negotiating the contract with ThyssenKrupp and Otis Elevator companies. The board suggested that it should be a five year contract.

It was noted that Mr. LeBlanc and Mr. Bobyack terms of office expire at the Annual Meeting in 2010. Mr. Searleman stated that he had spoke with our auditor, Steve Brettholtz and that Mr. Brettholtz would be able to attend our Annual meeting if it were held on April 16<sup>th</sup>. It was decided that the Annual Meeting would be held on April 16<sup>th</sup> with a working meeting on April 15<sup>th</sup>, 2010. Both Ms. Martin and Mr. Searleman would be in-house during that week.

Ms. Woods discussed a defibulator and she will call Becker & Poliakoff, the Attorney the Board has on retainer, to see if they have done any legal investigation regarding having them on site or not have one on site and she will get back with the board.

Page 3 Minutes 10/22/09

The Murton Roofing Contract was discussed and a ***Motion was made by Carol Martin second by Charles Bobyack to pay \$1,250.00 for the contract as presented. Motion carried.*** The Board

discussed the replacement of the skylight. They asked to have Murton give an estimate to replace the skylight and another to close it up.

Discussion followed regarding the model unit. The Board stated that it was not necessary to have new patio furniture at this time. Michael Hilton suggested that the building be shut down for three weeks to do this project. We would close weeks 37, 38 and 39 in 2010, September 11, 2010 to October 1, 2010. He suggested that an assessment of \$200.00 be placed on each unit/week for the project. The Board discussed the billing for this remodeling. It was suggested that the owners be billed the \$200.00 assessment to be paid by March 31<sup>st</sup> and August 31<sup>st</sup>, 2010. Discussion followed regarding the owners that have to be moved from their weeks 37, 38 and 39. Ms. Glenn stated that we would try to move the owner to another week. If that is impossible we will suggest that the owner pay their maintenance fees and reserves and then their maintenance fee would be refunded if we cannot work out any other way to help them. We will also be contacting club to see how they can help us with putting people in other properties or even us buying time at the local hotels in our area to accommodate the owners that want to come weeks 37, 38 and 39. No matter which way the owners decided to go they will be asked to sign a letter for our records. The Budget was discussed further and decided to have the Operating Expenses of \$672.63, Capital Reserves of \$234.55 for a total of \$907.18. This motion will be made at tomorrow's meeting. A motion will be made tomorrow to have a Special Assessment of \$200.00. Another motion will also be made tomorrow to close the building during weeks 37, 39 and 39, in 2010 for the remodeling of the units.

There being no other business to come before the board a ***Motion was made by Kirk LeBlanc, second by Charles Bobyack to adjourn.*** The meeting adjourned at 4:30P.M.EST.