

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 8, 2008

President Carol Martin called the teleconference meeting to order at 10:09 am. In attendance were: President Carol Martin, Vice President Kathy Woods, and Charles Bobyack. Kirk LeBlanc and Sandy Searleman were unable to attend. In attendance from HGVC: Ada Grzywna – Regional Director, Sharon Glenn – Resort Manager and Acting Secretary for this meeting, and Chris Arndt – Maintenance Supervisor. Also in attendance was Paul Beavers from Systems Building Envelope Consultants.

Carol called the meeting to order and determined that there was a quorum present.

Ada began the meeting by introducing Paul Beavers and stating that overall, the project is going very well. She asked Paul to expand on the progress of the building. Paul explained the condition of the building. Three sides of the building are finished and are now working on the front of the building. The serious damage that they have found so far is where the joints are in the planters. There was one area on the back side of the building where rust has already come out. Chris noted that there was a large crack in that balcony and it was repaired. He is trying to research if there is a warrantee from previous work. Paul stated that it probably wasn't a warrantee issue, but it wouldn't hurt to check. It was noted that no new concrete was poured when they were repaired after the hurricanes. Paul noted that for the most part the balconies are in good shape. There has been concrete repair in some areas. The ceiling of the parking garage on the lower level has damage. He suggested that to repair the damage back 20 feet would be an additional \$2,700 or to do the entire ceiling would be \$6,500. Paul stated that unless you are ready to do repairs to the fire alarm sprinkler system this coating should not be done at this time. Other than that everything is going well and is within budget. The damage to the ceiling is not from the sprinkler system, but rather from water infiltration from above. Carol asked if this project could be done in house if the proper product was used. Paul stated that Chris would certainly be able to do this work.

Permits from Martin County have to be obtained to repair the sprinkler system in the garage. Chris is working on getting bids for this project. Chris suggested that the additional cement work in the amount of \$2,700 be done now. The area to be repaired would be to the first sprinkler line.

Paul stated that Chris has found a plastic car stop which, if used, would eliminate another source of water penetration. Nine car stops needs to be replaced on the upper level.

Paul stated that the completion date is set for March 15th, but will be done in the next two to three weeks. He also noted that the sealer used on the planters creates a texture which appears smooth in comparison with the rough cedar. It was suggested that future projects should be done in the rough cedar.

Special Assessment was discussed. Ada explained Florida Statutes to the Board. She recommended the Board asses the owners \$144.66, therefore passing on to the owners the \$25,000.00 reduction in the contract price. If the \$105 figure is used it will deplete the paint reserve account, possibly making it necessary for another special assessment next year. Ada explained that the painting reserve is for exterior painting and not the interior painting. Sharon explained that the shutters need repairs and paint and will need to be done in the next couple of months which is to be paid from the painting reserves. Chris estimated the cost to repair and paint the shutters to be about \$5,000.00.

After discussion Carol suggested that the amount be compromised to an assessment of \$135.00. Ada explained that this might require a larger reserve funding for 2009 and the future.

Charles stated that he would like to consider this issue before a final vote in a couple of days.

The next meeting via conference call will be Tuesday afternoon at 4pm, February 12th. Charles asked that the minutes of this meeting be sent out prior to the Tuesday meeting.

This meeting was postponed until Tuesday afternoon at 4pm via teleconference at 12:10pm.

Meeting reconvened at 4pm, February 13, 2008. In attendance was President Carol Martin, Vice President Kathy Woods, and Charles Bobyack. Kirk LeBlanc and Sandy Searleman were unable to attend. In attendance from HGVC: Ada Grzywna – Regional Director, Sharon Glenn – Resort Manager and Bunnie Coffey Acting Secretary for this meeting, and Chris Arndt – Maintenance Supervisor.

After discussion a ***Motion was made by Kathy Woods and second by Charles Bobyack to assess the owners \$135.00 per unit/week for the Painting Project. Motion passed.***

Meeting adjourned at 4:15pm.