

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Conference Call
May 12, 2009

President Sanford Searleman called the teleconference meeting to order at 3:00 P.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: Michael Hilton-VP Project Management; Randy Piatt – Regional Vice President Resort Operations; Raul Nieves – Accounting Manager, Sharon Glenn – Resort Manager; and Bunnie Coffey acting secretary for this meeting.

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

A Motion to accept the minutes of the April 23, 2009 meeting was made by Carol Martin and second by Charles Bobyack. All voted in favor, motion carried.

Old Business

Randy Piatt explained the difference for reserve funding between Statutory funding and using the cash flow funding which is waiving the statutory funding. This is the practice that PBC has primarily used. The Reserve Study which was done does not take in to consideration any upgrades.

Michael Hilton explained his plan for the renovation and the need to do a model room. Discussion of the tile over tile, replacement of all appliances, new toilets not reusing the old ones and removal of the mirrors were some of the items discussed. Michael Hilton asked for the Board's approval to hire Images Gallery to do the model room and try to have it ready for the October Board Meeting. Michael was reminded to have Images get a carpet with more blue in it than the one that was shown at the meeting where Images gave their presentation. The idea of one recliner and one swivel rocker was discussed and Michael said he would let Images know. All of the board members agree to go forward with the model room in the hope that Great Dane might agree to participate.

Kathy Woods asked about the lobby area and when it was scheduled to be redone. The condition of the present furniture was discussed and the board agreed that we should get 2 new sofas, 2 end tables and 2 lamps, 1 coffee table and one area rug. Michael said he would have Images look into that.

A Motion was made by Carol Martin and second by Charles Bobyack to allow Frontier of Palm Beach, Inc. to redo the pool bathrooms as a cost not to exceed \$29,850.00 which will be paid for from Reserves. All voted in favor. Motion carried.

A Motion was made by Carol Martin and second by Kathy Woods to allow Arlington Electric to put new fixtures on the light poles in the parking area in the front of the building not to exceed \$8,610.00 to come from Reserves. All voted in favor. Motion carried.

There being no other business to come before the board the meeting adjourned at 4:00P.M. EST.