

**PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Conference Call**  
**August 11, 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: Randy Piatt – Regional Vice President Resort Operations; Raul Nieves – Accounting Manager; Neil Hutchinson; Sharon Glenn – Resort Manager; Chris Arndt – Maintenance Supervisor; 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 May 12, 2009 meeting was made by Carol Martin and second by Charles Bobyack.*** All voted in favor, motion carried.

**Old Business**

Balcony Update with the report from the engineer and two bids were discussed. There are 9 balconies with 7 units that are in need of repair. Chris is getting a third bid. The first bid came in at \$28,600 and the second at \$14,575.00. Sharon will let the Board know when the third bid comes in so that this can be approved by email. It was suggested that this item be put on the Reserve list as Mr. Piatt explained that because we are a beach front property this will continue happening with all of the unit balconies.

Renovation-Model Room was discussed. It was noted that Great Dane has decided not to participate in the project at this time. Sharon explained that we will be closing unit 205 for three weeks during maintenance weeks in September for Michael to have the model room ready for the Board meeting in October.

Ms. Glenn explained that the contract from Verizon has to be revised as Hilton's legal team had questions regarding safety issues and liability issues with the placement of the generator.

Sharon explained that when the elevator interior project was approved we did not include the permit and inspection fees. After discussion a ***Motion was made by Kathy Woods and second by Charles Bobyack to pay M.A.S. for the permit and Inspection fees in the amount of \$1,150.00 to be paid from Reserves.*** All voted in favor. Motion carried.

Ms. Woods reported that the new bathroom looks very classy. The men's room is almost finished and then work will begin on the Lady's room. Sharon reported that the new lighting in the garages and parking lot have been completed and owners have commented on how much better the light is in the garages particularly. The fire doors are in and the board had originally made a motion to approve the expenditure of \$1200.00. The invoices came in for \$1,279.61. A ***Motion was made by Kirk LeBlanc and second by Charles Bobyack to amend the previous motion to replace the needed fire doors in the amount of \$1,279.61 to be paid from Reserves.*** All voted in favor. Motion carried.

Kirk had to leave the meeting to go to court.

Discussion followed regarding the fire alarm system, the model room and the variance reports.

**New Business**

Mr. Hutchinson discussed the cash flow situation and the situation with Great Dane being delinquent in paying their fees. PBC's collection rate is usually 98%. It is now 93% with a large amount being the Great Dane units. The need for closed bid on PBC owned weeks was discussed. A sample newsletter with unit week sale letter was discussed. Neil was asked to correct the language in the letter leaving out "17" and to make sure that the letter made clear that these are bids and the highest bidder would get the unit/week. ***A Motion was made by Kathy Woods and second by Carol Martin to proceed with the Newsletter and Closed Bid sale of PBC owned weeks.*** All voted in favor. Motion carried.

Chris Arndt explained that we had a fire pump hose break and it was necessary to do the work immediately due to the fire hazard. The invoice from Metro Fire was discussed. ***A Motion was made by Kathy Woods and second by Carol Martin to pay the invoice from Metro Fire in the amount of \$1,917.00 to be paid from operations.*** All voted in favor. Motion carried.

Discussion followed regarding the Armstrong Reserve Update. Sharon explained that this was a Level 3 update and the cost would be \$1200.00. ***A Motion was made by Charles Bobyack and second by Kathy Woods to allow Armstrong to complete the Level Three Update for \$1200.00 to be paid for from the operating expenses.*** All voted in favor. Motion carried. Sharon explained that she will make sure this expense, which will probably be every year, gets into the budget for 2010.

Kathy stated that she had a couple of safety items brought to her attention. The first was that there should be a First Aid Kit that is not locked up at night. Sharon said we would get another first aid kit and take care of that. Kathy explained that Mr. Dolge, an owner, is a nurse and stated that he felt we should have a deliberator. Mr. Hutchinson discussed the liability issues and said he would work with Hilton's legal team and look into having a deliberator versus not have one available.

Kathy also stated that one of the owners stated that we should have a backboard by the pool. Sharon explained that the Florida Health Department inspects our pool area on a regular basis and we have all of the necessary equipment needed.

There being no other business to come before the board a ***Motion was made by Charles Bobyack and second by Carol Martin to adjourn.*** The meeting adjourned at 4:35P.M.EST.