

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 13, 2007

President Carol Martin called the teleconference meeting to order at 3 pm. In attendance were: President Carol Martin, Vice President Kathy Woods, Secretary/Treasurer Sanford Searleman and Director Charles Bobyack. Director Kirk LeBlanc was unable to attend. From HGVC: Michael Hilton, VP Project Management, Randy Piatt, Sr. Director – Resort Operations, Ada Grzywna – Regional Director Resort Operations, Sharon Glenn – Resort Manager and Bunnie Coffey-Acting Secretary for this meeting. Also attending was Paul Beavers of Building Envelope Consultants, LTD.

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

Sandy Searleman made a **MOTION** to adopt the minutes of the June 15, 2007 meeting as presented. Seconded by Carol Martin. Motion carried unanimously.

Discussion with Paul Beavers followed, regarding waterproofing of the building and the report that was submitted by Mr. Beavers. He stated that he did not observe signs of structural damage and clarified that he is not a structural engineer. When asked if implementation of any of his recommendations could be delayed, Mr. Beavers stated that only the balcony work could be done at a later time although he would not recommend that. He further stated that once given approval to begin, he would do an Adhesion test on the building. He would then remove the dirt and plants from the planters and determine how to proceed from there. Randy Piatt stated that Hilton would be able to commit some dollars to this project in the \$25,000.00 to \$50,000.00 range, provided this would help move this project along so that we can get this entire project done at one time. The Board authorized Michael Hilton to draw up the contract so that Mr. Beavers could be engaged to commence the work.

Next item to be discussed was the grill area. Sharon was able to obtain one bid for two grills. The second bidder had not submitted his proposal. Sharon was asked to evaluate the feasibility of adding a roof over the grill area for protection from the weather.

Sharon explained the leak in the spa and pool and the proposal from A1 Leak Detection. After discussion Sandy made a **MOTION** to spend \$3700.00 with A1 Leak Detection provided warranties are in place. Kathy Woods will review the proposal prior to having the work done. Carol seconded the motion. Motion carried. It was suggested to have the work done in September when our occupancy is low during maintenance weeks.

Beach issues were discussed. Kathy and Sharon are going to plan a meeting with Martin County officials, while Kathy is on property to evaluate what can be legally done to clean up the beach area in front of PBC.

Sharon gave a staffing update stating that interviews are in process. Carol reminded Sharon and Ada that she and the Board want to be involved in the hiring of the Maintenance Technician. Ada informed the BOD that she will let them know once a candidate is chosen and before an offer is extended.

The letter and proposal from Verizon was discussed. Sandy Searleman stated that he will contact Verizon regarding the issue of installing a generator on property. Since Charles Bobyack is familiar with insurance aspects he will work with Sandy on this matter.

The Board stated that they were very happy with Sharon's monthly reports to them.

At 4:30pm Carol Martin made a **MOTION** to adjourn, seconded by Sandy Searleman. Meeting adjourned.