

**PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**APRIL 3, 2006**

President, Kathy Woods called the teleconference meeting to order at 10:30 am. In attendance were: Vice President Sue Aemisegger, Chuck Neff, and Secretary/Treasurer Sanford Searleman; from HGVC: Ada Grzywna - Regional Manager, Sharon Glenn – Resort Manager and Bunnie Coffey-Acting Secretary for this meeting. Also in attendance was Michael Hilton.

Motion was made by Chuck Neff and seconded by Sue Aemisegger to approve the minutes of the March 6, 2006 Board of Director's meeting. Sandy Searleman and Kathy Woods abstained due to the fact that they were not present at that meeting. Chuck and Sue voted aye and motion passed. It was noted that Bill Buchanan had previously approved the minutes.

Motion was made by Chuck Neff and seconded by Sue Aemisegger to approve the minutes of the March 13, 2006 meeting. Motion passed unanimously.

Motion was made by Chuck Neff, seconded by Sandy Searleman to ratify all the emergency items listed in the March 16, 2006 minutes. Motion passed unanimously.

Ada Grzywna gave a report on the status of the insurance. Discussion followed. Kathy stated that she would like to contact Randy about getting a specific endorsement regarding loss of use on the insurance policy and then will let the Board know the results of her conversation. It was agreed that the Board should send out a letter to all of owners and guests who were affected by Hurricane Wilma informing them of a deadline to respond to Crawford Technical Services for reimbursement of claims. Chuck Neff will draft the letter and circulate it via email. The Board agreed to have this letter sent out certified mail, return receipt requested. The Board also agreed that this should be addressed in the Gardenia Newsletter. Ada will contact Crawford to see when is the deadline for making a claim by the owners.

Chuck noted that a rate drop on credit card processing fee from Costco Wholesale club. Ada stated that she would like to have a copy. Chuck said he would fax it to her. Ada stated that HGVC Finance Department is working on this. She is awaiting additional information.

Michael Hilton joined the meeting and discussed with those present the issue of the painting of the outside of the building at PBC. Michael has two different people he has contacted for their opinions before going forward. Michael Hilton stated that it is possible that Service Painting did not prep the building correctly, allowing the paint to not adhere. Michael Hilton will send a copy of the contract signed by Hoar Construction to the resort and to Kathy. She will then review the contract and get back with the Board.

Discussion then continued regarding the drainage on the balconies and it was decided that the resort keep track of the issue as it occurs each week. Chuck also asked that the resort make sure the screw holes in the screen enclosures are seal. Kathy asked Sharon to put that on her action list.

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Next discussed was amount of money that will needed to be assessed. Sandy will continue to keep in touch with Ada and come up with the language for the Gardenia Newsletter that will come out in April. It is hopeful that the newsletter should be mailed out by the end of the week of April 17<sup>th</sup>.

The Verizon Contract was then discussed. Motion was made by Chuck Neff and Sandy to allow this individual to look at the Verizon Contract. Motion passed.

The next teleconference meeting was set for June 12, 2006 at 10:30 am at which time the Board will vote on the assessment. Ada reminded the Board members to please submit their expense reports.

Sue Aemisegger made a motion to authorize Sharon to spend up to \$1,000.00 for installation of Bell South DSL high-speed internet access routers and increase the monthly bills by \$50.00 plus tax, second by Chuck Neff. Motion carried.

Meeting adjourned at 12:00 noon.