

**PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**DECEMBER 11, 2006**

Vice President, Sue Aemisegger called the teleconference meeting to order at 11:00 am. . In attendance were: Vice President Sue Aemisegger, Secretary/Treasurer Sanford Searleman, Directors Carol Martin and David Schlegel and Kathy Woods; from HGVC: Sharon Glenn – Resort Manager and Bunnie Coffey-Acting Secretary for this meeting.

No minutes were approved at this meeting. Minutes from the October meeting and November 3<sup>rd</sup> meeting will be discussed at the next meeting.

**OLD BUSINESS**

The pool and spa were discussed. Sharon gave the Board the proposal given to the Resort from Advanced Pool Services to resurface the pool and do the necessary repairs to bring our pool up to the Board of Health recommendations. The pool will be closed for 2-1/2 to 3 weeks weather permitting. The company requires a 50% deposit to begin work. After discussion a **Motion was made by Dave Schlegel second by Sandy Searleman to accept the proposal of Advanced Pool Services to refinish the pool and do the necessary repairs as stated in their proposal for the total amount of \$13,850.00. This would be on condition that this has a warranty on product and workmanship. Motion passed unanimously.** A yearly contract from Advanced Pool Services was discussed.

Reserves Update – Ada reported that Armstrong updated the Reserve Study. Armstrong extended the exterior painting of the building for two more years. When Armstrong did the study there was money in the reserves. Then the money in the reserves was depleted due to expenditures made during the time that the resort was empty due to the hurricanes in 2004 for projects that were necessary and Board approved. Ada was asked her opinion of the financial condition in regards to getting hurricane shutters for the resort. Ada explained that there would be a substantial increase in the taxes for 2008. After discussion it was decided to discuss the hurricane shutters at the annual meeting.

Painting of the exterior was discussed. Ada stated that the resort is getting new quotes for exterior painting as the quotes that we have at present were obtained just after the hurricanes and perhaps prices have gone down since then. It was noted that there are water bubbles on the columns at the upper garage. It is suggested that the source of this leak be repaired before painting. Rebar in the garage area was discussed and would be addressed again in March.

Sharon reported that she has been in contact with the Stay Online people and she is hopeful that the wired and wireless internet service should be installed by the end of January.

The date of the next Board Meeting was set for March 12 and 13 with the Annual Meeting being Tuesday, March 13, 2007 at 1:30pm.

The carpet in unit 410 was discussed. Carol Martin agreed to get a carpet to match the carpet in the other living rooms and bedrooms at a reasonable price. Then the resort can find a local carpet installer. Sharon will send Carol a swatch of the carpet in the other units.

The Gardenia Newsletter was discussed. Sharon stated that she hoped to have it mailed out in the next couple of weeks. Kathy was asked to write a letter for the newsletter. It was stated that the Annual Meeting Minutes would go out with the proxies. The Candidate form would go out with the newsletter.

**A Motion was made by Dave Schlegel and second by Sandy Searleman to accept the resignation from Kathy Woods as President. She will remain on the Board, but not as President. Motion carried unanimously.** Sue Aemisegger, as Vice President will assume the duties of President as of today's date until the Annual Meeting in March as stated the in the bylaws.

The letter from Mr. Neff was discussed. Sue said she would send Mr. Neff an email stating that Ada and Sharon will be happy to meet with him when he comes into the resort to answer all of his questions for a period of time not to exceed one hour. She will also tell him that the carpet in 410 is going to be replaced and that those documents he is requesting will available to him at that time.

Carol Martin stated that she did not have a copy of the contract the Board has with Hilton. Sharon said she would see that Carol got a copy.

The contract that IRP Property Owners Association has with Command Security is being voted on. There are some people who wish to cancel Command Security's contact and just have the Martin County Sherriff's department patrol the area. After discussion the board agreed to have Sharon tell IRP Property Owners Association that PBC want to keep Command Security.

A vote of thanks was given to Kathy Woods for all the work she has done as President.

A Motion was made by Carol Martin and second by Kathy Woods to adjourn.  
Meeting adjourned at 12:40 PM.