

PLANTATION BEACH CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 13, 2006

The meeting was called to order at 10:00 am by Vice President, Chuck Neff in the Gardenia Room at Plantation Beach Club, Stuart, Florida. In attendance were: Board members Sue Aemisegger, Chuck Neff, Sanford Searleman and Kathleen Woods; from HGVC: Ada Grzywna - Regional Manager, Sharon Glenn – Resort Manager and Bunnie Coffey-Acting Secretary for this meeting; PBC owners: Mr. & Mrs. Hawk, Mr. Schinagle, Mr. Schlegel, Mr. Wilson, Mr. Ranz and Mr. Hopper; and Mr. Bill Armbruster-consultant to the Board. Due to health reasons, Dave Bonhomme resigned effective March 10, 2006 as a member of the Board.

Mr. Armbruster brought to the Board his concerns regarding the agenda that was posted and according him, since no specific items were on the agenda the Board must vote to bring the item up for discussion as an emergency and then ratify that action at the next meeting. The Board proceeded accordingly.

Ms. Grzywna stated that HGVC wants to have a meeting with the Board to clarify HGVC's role as PBC's management company. Mr. Neff commented that he wants the request for a conference call in writing from HGVC with those items that they wish to discuss. Ms. Grzywna agreed and stated that as indicated before the discussions would be about HGVC's role as the management company for PBC took place, a written list of those items would be sent to the Board.

Mr. Neff suggested that the first order of business be election of officers on an emergency basis. Ms. Aemisegger nominated Ms. Woods for President, second by Mr. Neff. All agreed. Ms. Woods nominated Ms. Aemisegger as Vice President, second by Mr. Searleman. All agreed. Ms. Woods nominated Mr. Searleman for Secretary/Treasurer, second by Mr. Neff. All agreed.

Ms. Aemisegger made a motion to take up the following subjects under an emergency basis: financial update; painting update; computer repeaters; hurricane shutters; assessment information; insurance certificate updates; response to owner Jost Schmitt's request for a copy of the recording of the annual meeting; second by Mr. Searleman. All agreed.

Ms. Grzywna gave a report on her meeting on March 7 and 8, 2006 with the insurance adjusters, the CPA firm that was hired by the Insurance company to oversee the distribution of funds and HGVC team that included accountants and senior management. Discussion followed. Ms. Grzywna went through the January financials. There followed discussion on the property tax issue with Gary Appel, the attorney hired by the Board to lower PBC's real estate taxes.

Discussion followed on the assessment. It was decided that the assessment would be in two payments. A notice to the owners regarding the status of the special assessment would be printed in the Gardenia Newsletter. This notice will be in compliance with Florida Statutes and will give 14 days notice to the owners of the intent of the BOD to vote on a special assessment.

Ms. Aemisegger made a motion to have two assessments with the larger amount being the end of April. This was second by Mr. Searleman. Motion was tabled.

Robert Pope, Jr., Senior Project Manager and Jeff Heim, Project Manager both from Service Painting arrived and discussed the issues PBC is having with the exterior painting. In their opinion the problems PBC is having with the painting is due to water penetrating behind the original paint and aggravated by the holes from the screen enclosures which are not sealed and allow water to go into the floor. Ms. Woods asked Mr. Pope to obtain the job scope from Hoar Construction. It was noted that Mr. Schwartz was in residence when this painting occurred. After Service Painting puts their findings in writing Ms. Grzywna will contact Hoar Construction and Michael Hilton to see how to proceed in the best interest of PBC.

The Board went back to the Motion that was tabled. After discussion it was decided to get the information in the Gardenia Newsletter to go out the week of April 17th, and then the meeting for the Board would be May 16th, at 10am to vote on the assessment. Motion passed.

Ms. Aemisegger suggested that the Board look into allowing the owners' to pay their fees with a credit card. Ms. Woods asked Ms. Grzywna to inquire about a reduction in the credit card fee.

Ms. Woods suggested that an insert be put in the Gardenia Newsletter for the owners' opinion regarding the Board recommending candidates. Mr. Searleman made a motion to send out an insert in the Gardenia Newsletter with a questionnaire on the way to choose board members. Mr. Neff second. Motion carried. This is to be on a separate sheet with a tear off section at the bottom. The Board wants to have the pros and cons of the Board recommending candidates. A motion was made to postpone discussing the content of the insert by Mr. Searleman, second by Mr. Neff. Motion carried.

Mr. Searleman moved to include verbatim the past president's letter to the minutes of this meeting. Second by Mr. Neff. Motion carried.

A motion was made by Mr. Searleman to have the Budget Meeting set for Monday and Tuesday, October 23 and 24, 2006. Mr. Neff second. Motion carried.

Discussion followed on tape-recording the minutes. Is the recording an aid to help prepare the minutes or does the recording become the official records. The Board voted in favor of recording the minutes. Requesting that a real digital recording and these will be a part of the official records. Mr. Searleman moved that PBC purchases an official recording device and that the tapes become a part of the official minutes and that we adhere to the Florida State statute of limitations of 7 years for archival reasons. This will be in addition to the paper copy of the minutes. Ms. Aemisegger second. Motion carried. Mr. Neff asked Sharon to email Mr. Schmitt to inform him that the recording of the Annual Meeting is not complete and ask him how he wishes her to proceed and she will inform him of the cost. Discussion followed on tape recording the conference calls and it was agreed that the conference calls should be recorded.

Discussion followed about repeaters for wireless connection for computers. Ms. Grzywna stated that she will look into getting the cost of wired and wireless throughout the resort, including a contract for support. She will also look into connections to each room with Adelphia Cable. Owner Mr. Deci addressed the group with his comments on this matter.

The matter of hurricane shutters was discussed. Ms. Grzywna stated that HGVC is looking into the matter of hurricane shutters or any additional things that should be done to protect the resort.

The Board also discussed an awning over the area to the north of the pool. This will be an item to put on the agenda for the next meeting. Also discussed was the need for additional carts for the owners to use for their groceries and other items. Ms. Glenn will look into this matter. The issue of replacing the fifth Board member was discussed and it was decided that it would be dealt with at the next Board meeting.

A conference call Board meeting was scheduled for Tuesday, March 28th after 1:30 pm. Eastern time.

Motion was made to adjourn at 3:10 pm by Mr. Searleman, second by Mr. Neff.