

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

Vice President, Sue Aemisegger called the teleconference meeting to order at 10:30 am. President, Kathy Woods was unable to attend. In attendance were: Vice President Sue Aemisegger, Secretary/Treasurer Sanford Searleman, Directors Carol Martin and David Schlegel; from HGVC: Ada Grzywna - Regional Manager, Sharon Glenn – Resort Manager and Bunnie Coffey-Acting Secretary for this meeting.

Motion was made by Sandy Searleman and second by Sue Aemisegger to accept the minutes of the October 24, 2006 Board of Director's meeting. Motion was then made by Sandy Searleman and second by Sue Aemisegger to delay the acceptance of the October 24, 2006 minutes until corrections have been discussed. Motion passed unanimously.

OLD BUSINESS

The Marriott membership was discussed. Sharon reported that the Marriott stood firm on a total of 30 memberships or nothing. The Board suggested that the resort begin tracking the usage of the Marriott facilities with specific times, dates and events used. This form should be given each guest and owner when they get a Marriott fitness center keycard. Mr. Schlegel stated that this item should be discussed at the March Annual meeting.

Hurricane Shutters were discussed next. Sharon stated that Master Care gave an additional contract for the side windows in the amount of \$13,895.00. There was a question regarding the number of windows and Sharon said she would look into that. Sharon and Tony will be visiting a location that Master Care has installed shutters. Sharon stated that for PBC to lock in the price Master Care requires the contract to be signed and a 10% deposit of \$13,763.00. Mr. Searleman stated that after speaking with the Master Care representative the radius tracks were not necessary, as it did not strengthen the shutters. These shutters will not interfere with the view. Ada explained that the \$125,000 was already dedicated funds and was already reflected in the budget. This is the amount that Raul asked the Board to transfer from the operating fund to the reserve. Ada reminded the Board that it is not advisable for the Board to sign a contract before the special assessment has been voted on with proper notice to the owners. Sharon reminded the Board that to vote on a Special Assessment the owners must be notified at least 14 days prior to the Board voting on a Special Assessment. This notice could be put in the newsletter. The spa heater is in the reserves in the amount of \$3,443, and spa resurfacing for \$5,000. That is the only money in reserves for the spa. After more discussion the total for the hurricane shutters and spa replacement would be approximately \$210,000.00, which is approximately \$137 per unit/week. A question was brought up regarding the roof and its expected time of replacement. Ada said she would look into the reserve study and see if she can find anything that should be changed so she could come up with a way to repair or replace the spa. The Board will wait until Ada looks at the reserve schedule to make a decision regarding the spa and shutters.

No seecums and the Platinum Mosquito Protection Company were discussed. Tony explained the toxicity and times of spraying. Mr. Schlegel asked Tony to speak with other clients of Platinum Mosquito Protection.

Window tinting for the lobby was discussed. Sharon stated that she had three bids of \$4,498.00, \$4,007.00 and \$2,200.00. She will have Tony look into this further, due to the difference in prices.

Insurance – Dave Schlegel would like to have a copy of the emails regarding this issue with the insurance coverage. Ada said she would see if that was possible. All endorsements are in the Resort Manager's Office. Mr. Schlegel stated that he would like to a letter that explains the coverage. Ada explained that the best confirmation of the insurance to reimburse owners is that checks are being issued to owners who lost their weeks due to Hurricane Wilma.

The Personal Property Tax issue was discussed and Ada explained that PBC will not be paying it going forward, but Martin County will not refund any money already received.

A Motion was made by Sandy Searleman and second by David Schlegel to transfer \$125,000.00 out of operating cash to the reserve account to meet the beginning balance for 2007. Motion passed unanimously.

Mr. Schlegel wants mentioned in the minutes that he does not want to allow use of credit cards for payment of fees. He was unaware that by approving the 2007 budget he was approving use of credit cards. After discussion a Motion was made by Dave Schlegel and second by Sandy Searleman to rescind the approval of the budget as passed on 10/24/06. Mr. Schlegel aye, Carol Martin voted nay, Sue Aemisegger, nay, Sandy Searleman nay. Motion was not passed.

Mr. Searleman made a Motion second by Carol Martin to correct the minutes of October 24, 2006 minutes that the Operating fees for 2007 will be \$572.28, the Reserve fee for 2007 will be \$243.54 for a total Maintenance fee of \$815.82 for the 2007 calendar year. Motion passed unanimously.

Sharon then asked the Board to consider the remodeling of the front office. Diagrams had previously been sent to the Board for their review. Applejack had given a bid of \$4,680.00. Tony Soldano, our Maintenance Supervisor, has estimated that he can do the same work, in-house for \$1,300, which includes the expansion of the office by 4 feet. After discussion a Motion was made by Sue Aemisegger and second by Carol Martin to allow Tony to renovate the front office and lobby to accommodate an in-house structure with an expansion of 4 feet. Motion carried unanimously.

Motion was made by Carol Martin and second by Sue Aemisegger to pay the bill from Images for the red lounge chair that had to be replaced out of the reserve account in the amount of \$813.50. Motion carried unanimously.

NEW BUSINESS

Upgrading the cable television with a movie channel was discussed. This will be looked into more at the next Board meeting. Sharon will have prices at that time.

After discussion regard the taping of the minutes and distribution of those tapes a Motion was made by Carol Martin second by Sandy Searleman to rescind the previous motion made by the Board of Directors on March 13, 2006 requiring that any recordings of board meeting minutes be an official part of the records and maintained for the statutory 7 years. It is the boards' decision that the recording is only for the aid and transcribing of the official minutes. All of the recordings of previous minutes that have been approved are to be destroyed and that future recordings should only be used to prepare the written minutes and those recordings should be destroyed after the minutes have been approved. Motion passed unanimously. Marc Neu from Hilton Grand Vacation Company Legal Department joined the meeting and discussion followed regarding this motion.

Ada stated that Hilton would be sending in a company to look into carbon monoxide detectors. Also discussion regarding a steam cleaner followed.

Motion was made by Sue Aemisegger and second by Sandy Searleman to pay the invoice from John W. Polhemus, Inc. in the amount of \$1,236.51 which is to update the elevators and elevator control room with fire and heat detectors and pay this from the reserve account. Motion passed unanimously.

A Motion was made by Sanford Searleman and second by Dave Schlegel to adjourn. Meeting adjourned at 2:00 PM.