

Approved 10-30-2008

**SEAWATCH ON THE BEACH
BOARD OF DIRECTORS TELECONFERENCE MEETING
WEDNESDAY, MAY 28, 2008**

President, Tim Pellerin at Seawatch on the Beach, Ft. Myers Beach, Florida, called the meeting to order at 9:00 a.m. Board members in attendance via telephone were: Steve Couch, Mike Dammeyer, Steve Hoffman, and John Sykora. Attending from Hilton Grand Vacations (HGV) were: Michele Jenkins – Resort Manager, Lael Kilpatrick – Regional Manager Resort Operations (via telephone) and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting (via telephone). Owners in attendance at the resort were Mr. & Mrs. Gordon Thompson and Jim Reed. Mr. Sykora excused himself from the meeting at 9:30 a.m.

SPECIAL ASSESSMENT

At the April 25, 2008 meeting a motion was made for a special assessment in the amount of \$275 per unit week for elevator renovations, hurricane windows and to replenish the reserves used for the two \$100,000 hurricane insurance deductibles.

Ms. Kilpatrick contacted the Board of Directors on May 7, 2008 and stated that all owners must be notified 14 days in advance of a board meeting discussing a special assessment. Post cards were mailed to the owners to notice today's meeting.

MOTION was made by Mr. Hoffman and seconded by Mr. Sykora to approve the special assessment discussed at the April 25, 2008 meeting of \$275 per unit week. The assessment will fund elevator renovations, replacement of windows, and to replenish the interior reserves for the two \$100,000 hurricane insurance deductibles. Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Sykora voted aye, and Mr. Pellerin voted aye. Motion carried unanimously.

The Board welcomed new Board member Steve Couch. It was explained to Steve that during his absence from the Board, new communication guidelines were put into place. Board business is often conducted through email. Board members are asked to share their thoughts, comments, questions, and vote through email throughout the year. When a Board member receives an email, if they have no questions or are not requested to take action, they should respond that they have received the communication.

The Board agreed to upgrade the virtual tour of the property to give Stephanie Goolsby a better marketing tool to sell Association-owned weeks and other weeks for sale. This virtual tour will be completed after all current projects are finished. Mrs. Jenkins was asked to get these proposals as soon as possible. The virtual tour should include the entire resort, all three styles of units, the common areas, and should be filmed on a day with good weather, not overcast skies. Once completed, it needs to be posted to the web page immediately.

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The Board discussed ways to reduce the number of Association-owned weeks, currently at 11 unit weeks. All board members agreed that we would request Stephanie Goolsby to sell the Association owned weeks at current market value prices so that the Association can stop paying yearly maintenance fees and taxes on these Association-owned weeks.

Management has contacted the owners/guests arriving over the next two weeks to advise that the hurricane window project is louder than has been anticipated.

Prior to the board vote to replace the windows, the Board was told by HGV that we would realize insurance savings by upgrading our windows to current building code. Michele Jenkins was requested to provide to HGV required documentation to obtain reduced insurance rates.

ADJOURNMENT

MOTION was made by Mr. Hoffman and seconded by Mr. Dammeyer to adjourn the meeting. Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, and Mr. Pellerin voted aye. Motion carried unanimously.

Meeting adjourned at 9:34 a.m.