

Approved 10-29-2009

**SEAWATCH ON THE BEACH  
BOARD OF DIRECTORS MEETING  
MONDAY, APRIL 27, 2009**

The meeting was called to order at 9:00 a.m. by President, Tim Pellerin in the Game Room at Seawatch on the Beach, Ft. Myers Beach, Florida. Board members in attendance were: Steve Couch, Mike Dammeyer, Steve Hoffman, Tim Pellerin and John Sykora. Attending from Hilton Grand Vacations (HGV) were: Michele Jenkins – Resort Manager, Don Fandrey – Assistant to the Resort Manager, Randy Piatt – Regional Vice President Resort Operations, Lael Kilpatrick – Regional Manager Resort Operations and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting. John Lopez from Myers, Brettholtz and Company, PA joined the meeting for the audit report.

**APPROVAL OF PREVIOUS MINUTES**

**MOTION was made by Mr. Sykora and seconded by Mr. Dammeyer to approve the minutes of the October 30 & 31, 2008 board meeting.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**SIGN PROPOSAL AND REVIEW**

**MOTION was made by Mr. Hoffman and seconded by Mr. Dammeyer to approve the proposal from Images for new signage in the amount of \$3,800.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**MOTION was made by Mr. Hoffman and seconded by Mr. Dammeyer to approve the proposal from Leitner Electrical Contracting, Inc. in the amount of \$1140.00 for electric to new Seawatch sign.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**MOTION was made by Mr. Hoffman and seconded by Mr. Dammeyer to approve the proposal from P.P.L.S. Inc. in the amount of \$310.00 for landscaping around Seawatch sign.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**MOTION was made by Mr. Hoffman and seconded by Mr. Dammeyer to approve the proposal from P.P.L.S. Inc. in the amount of \$3,879.00 for mulch, lava rock and landscaping.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**AUDIT REVIEW – John Lopez**

Mr. Lopez joined the meeting 10:00 -10:30 a.m.

Mr. Lopez’s report stated, “In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Seawatch on the Beach Condominium Association, Inc. as of December 31, 2008 and the results of its operations and its cash flow for the year then ended, in conformity with accounting principles generally accepted in the United States of America.”

**MOTION was made by Mr. Sykora and seconded by Mr. Hoffman to approve the audit.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**PROPERTY WALK WITH PROJECT REPORT UPDATE**

The board and management walked the property.

**MOTION was made by Mr. Couch and seconded by Mr. Hoffman to approve the proposal from Accurate Pavers in the amount of \$68,681.10 for parking lot pavers.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**ADD TO PROJECT LIST**

- New plants on pool deck
- Refinish wood border on all wood planters
- Caulking around waterless urinal
- Bathroom door and frames
- Pricing of flags for flagpole
- Manufacturer representative to look at flooring on pool deck

**REVIEW OF FORECLOSURES AND SALES REPORT**

Stephanie Goolsby joined the meeting

**2008 SALES**

Number of weeks sold	48
Dollar volume	\$289,800
Average price	\$6,038

**2009 YTD SALES**

Number of weeks sold	15
Dollar volume	\$115,350
Average price	\$7,690

Number of weeks listed	169
Volume	\$1,643,095
Listing price range	\$5,000 - \$25,000

The Board of Directors were in agreement that Stephanie is doing a fine job especially with the economic downturn.

Ms. Kilpatrick will contact GVTtitle to negotiate a lower closing cost for the sale of association owned weeks.

The Board was in agreement to offer a special price for the purchase of all three weeks in unit 1103/40, 41, 42 for \$6,000. If the weeks are sold individually the price is \$2,500 per week.

**MOTION was made by Mr. Hoffman and seconded by Mr. Couch to offer the sale of 8 Association owned weeks until the end of the year with no closing cost to the purchase.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**MOTION was made by Mr. Hoffman and seconded by Mr. Couch to offer the sale of the Association owned one bedroom units for \$2,000 no closing costs and 2 bedroom units for \$2,500 no closing costs.** Mr. Couch voted aye, Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

#### **DELINQUENCY REPORT**

##### **Summary of Accounts**

	<b># of Accounts</b>	<b>Outstanding Balance</b>
<b>Lien Action</b>	<b>0</b>	<b>\$</b>
<b>Foreclosure Action</b>	<b>4</b>	<b>\$15,816.27</b>
<b>Other Legal Action</b>	<b>0</b>	<b>\$</b>
<b>Legal Action on Hold</b>	<b>0</b>	<b>\$</b>
<b>Association Owned Weeks</b>	<b>7</b>	<b>\$30,458.38</b>
<b>Total</b>	<b>11</b>	<b>\$46,274.65</b>

Lunch break 12:00 p.m. – 1:45 p.m.

#### **FRANZES PLUMBING**

Bob Speakman from Franzes Plumbing joined the meeting at 2:45 p.m.

Mr. Speakman explained that Bio One is a system that consists of micro-organisms that eat away the “gunk” in the pipes. They are not harmful nor will they damage the pipes.

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They continue to multiple as they clean out the pipes. He would like to try the Bio One in the next stack for 30 days, the cost is \$375. The Board was in agreement to go forward with the next stack.

#### **2010 PROPOSED PROJECTS**

The board reviewed the proposed projects.

#### **2010 BUDGET DISCUSSION**

Ms. Kilpatrick stated that the proposed budget must be mailed to the owners no less than 14 days prior to the budget meeting.

#### **ADJOURNMENT**

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

**Meeting adjourned at 2:55 p.m.**