

Approved April 25, 2008

**SEAWATCH ON THE BEACH  
BUDGET MEETING  
NOVEMBER 1, 2007**

The meeting was called to order at 9:20 a.m. by President, Steve Hoffman at Seawatch on the Beach Resort, Ft. Myers Beach, Florida. Board members in attendance were: Mike Dammeyer, Steve Hoffman and Tim Pellerin. Attending from Hilton Grand Vacations (HGVC) were: Michele Jenkins – Resort Manager, Don Fandrey – Assistant to the Resort Manager, Randy Piatt – Senior Director Resort Operations, Ada Grzywna – Regional Director Resort Operations, Lael Kilpatrick – Regional Manager Resort Operations and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting. Owners in attendance Bob Falk, Sally Hoffman, Becky Kaiser, Harold Lund and John Sykora.

The Board observed a moment of silence in honor of the passing of board member Dave Kaiser.

**MOTION was made by Mr. Dammeyer and seconded by Mr. Pellerin to appoint John Sykora to the Board of Directors.** Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

**PRESENTATION OF INTERNET ACCESS BIDS**

The Board reviewed the proposals presented for internet access.

**PRESENTATION OF ELEVATOR CONTRACTS**

**MOTION was made by Mr. Pellerin and seconded by Mr. Dammeyer to contact the engineer that HGVC recommended to evaluate the elevators and present proposals to the Board for review.** Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.** A teleconference meeting will be scheduled after the Board has reviewed the proposals.

**PRESENTATION OF FURNITURE BID**

**Bayfront Interior – Diana**

**MOTION was made by Mr. Sykora and seconded by Mr. Dammeyer to accept the furniture proposal from Bayfront Interiors in the amount of \$272,000.** 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. Dammeyer and seconded by Mr. Pellerin to purchase silk floral arrangements not to exceed \$100 per unit.** Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

#### **PRESENTATION OF KITCHEN BIDS**

Mrs. Jenkins presented proposals for kitchen refurbishment. The Board agreed to postpone the kitchen to 2010.

#### **PRESENTATION OF PARKING LOT BIDS**

The Board tabled the parking lot until 2009.

#### **PRESENTATION OF WINDOW BIDS**

The Board reviewed the window proposals. **MOTION was made by Mr. Pellerin and seconded by Mr. Dammeyer to accept Plan B proposal from Complete Aluminum & Screen Inc. not to exceed \$185,000 Traco Series 440/540 to be completed during May 2008 maintenance weeks.** Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

#### **NON-SMOKING POLICY**

**MOTION was made by Mr. Sykora and seconded by Mr. Pellerin to establish a non-smoking policy in the units with \$200 cleaning fee.** Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

Management will add the non-smoking policy to pre-arrival letter, welcome packet and the newsletter. Non-smoking tent cards will be added to the units. RCI and II will also be contacted.

The Board was in agreement to discontinue the practice of allowing vendors to sell on property. The current vendor may continue.

The fee has been increased to \$10.00 to list in the trading post section of the Sand Script.

#### **POLICIES**

##### **Conflict of Interest Policy**

**MOTION was made by Mr. Dammeyer and seconded by Mr. Pellerin to sign the conflict of interest policy for Hilton Grand Vacations.** Mr. Dammeyer voted aye, Mr. Hoffman voted aye, Mr. Pellerin voted aye and Mr. Sykora voted aye. **Motion carried unanimously.**

The Board is aware that Complete Aluminum is a client of Mr. Pellerin's.

##### **Corporate Resolution**

Mr. Hoffman signed the corporate resolution authorizing Mrs. Jenkins on behalf of the Association to execute closing statements, warranty deeds, affidavits and any and all other documents necessary to the proper closing of the transaction.

**ADJOURNMENT**

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

**Meeting adjourned at 4:45 p.m.**