

**SEAWATCH ON THE BEACH
BOARD OF DIRECTORS TELECONFERENCE MEETING
DECEMBER 3, 2009**

The meeting was called to order at 10:00 a.m. by President Tim Pellerin at Seawatch on the Beach, Ft. Myers Beach, Florida. Board members in attendance via telephone were: Steve Couch, Mike Dammeyer, Tim Pellerin, Deborah Stevens and John Sykora. Attending from Hilton Grand Vacations (HGV) were: Michele Jenkins - Resort Manager, Neil Hutchinson – Sr. Director Association Management Services, Lael Kilpatrick – Regional Manager Resort Operations and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting.

RESORT UPDATE

Mrs. Jenkins has spoken to Mark from Accurate Pavers and they have LDO approval, which is the first step of the permit process. The next step is to speak to Natural Resources and obtain the right of way permit because the property attaches to a Lee County road prior to beginning work. Mrs. Jenkins is holding the \$35,000 deposit to the contractor until all permits have been received. She will keep the board posted on the project.

The guest bedroom televisions were purchased at a discounted rate of \$165 instead of the \$189 previously quoted. All of the guest bedrooms now have flat screen TVs.

In order to relocate the spa a DEP permit is required to pile drill and pile cap. The cost of the permit is approximately \$2,500. The current spa does not have indirect suction and will have to be moved closer to the spa shack in order to work properly. The Board previously decided to increase the size of the spa to 10 X 10 interior dimensions. The engineer will provide the spa specifications to the Health Department for permitting. Mrs. Jenkins has spoken to Karins Engineering who suggested selecting a pool company that uses their own engineer. She has spoken to both Jackson Pools and Barnes Pools, and both companies use an independent engineer.

Mr. Pellerin has asked Rob Wilson for the name of a supply house where he can go look at bathroom fixtures. He has not received the information yet and will continue to look into the bathroom fixtures. The Board was in agreement to purchase the best quality hardware and cabinetry that is within the budget.

The maintenance staff is currently sanding and painting the stairwell doors.

DISCUSSION ON PATIO BIDS

The Board compared the bids of the two lowest bidders and weighed the pros and cons of Wilson, Kehoe, Miller and Innovative Commercial Construction. They held a lengthy discussion that included reviewing years in business, company locations and other

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services available. Mr. Pellerin has spoken to Art Schoenewaldt of Karin's Engineering who gave equal recommendations for both companies.

Mrs. Jenkins stated that we don't always go with the lowest bid on projects because of relationship with a company or quality of work. The project will be completed during May and September deep clean weeks. Karin's Engineering is well aware of the timeframe on timeshare projects; they will hold pre-construction meetings with Innovative Commercial Construction.

VOTE ON PATIO BIDS

Mr. Pellerin did not vote on the patio bids as Wilson, Kehoe, Miller is his client. Mr. Pellerin left the meeting at 11:00 a.m.

MOTION was made by Mr. Couch and seconded by Mr. Sykora to accept the proposal presented by Wilson, Kehoe, Miller for the patio project. Mr. Couch voted no, Mr. Dammeyer voted aye, Ms. Stevens voted no and Mr. Sykora aye. **Motion failed.**

MOTION was made by Mr. Sykora and seconded by Ms. Stevens to accept the proposal presented by Innovative Commercial Construction for the patio project. Mr. Couch voted aye, Mr. Dammeyer voted no, Ms. Stevens voted aye and Mr. Sykora voted aye. **Motion carried.**

OLD BUSINESS

No further old business to be discussed.

NEW BUSINESS

No new business to discuss.

ADJOURNMENT

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

Meeting adjourned at 11:05 a.m.