

Approved 2-9-2009

**THE CHARTER CLUB OF MARCO BEACH
BOARD OF DIRECTORS TELECONFERENCE
TUESDAY, JANUARY 20, 2009**

The meeting was called to order at 9:00 a.m. by President, R. Lyman Wood at the Hilton Grand Vacations Regional Office, Marco Island, Florida. Board members in attendance were: Lee Huston and Jim MacArthur at the regional office, attending via telephone were: Lyman Wood and John Konarski. Mr. Briggs did not attend the meeting. Attending from Hilton Grand Vacations were: Matt Fox – Resort Manager, Scott Shook – Assistant Resort Manager, Lael Kilpatrick – Regional Manager Resort Operations and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting.

APPROVAL OF AGENDA

MOTION was made by Mr. MacArthur and seconded by Mr. Huston to approve the agenda. Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

MANAGERS UPDATE

Review of 2009 Kitchen Project

The project is on schedule. The deposit for the 2009 kitchen project was made in December 2008 to Queenslander Construction. The representative from the cabinet company visited the resort to inspect the cabinets and agreed to replace cabinet doors as necessary. Mr. Huston has also inspected all the cabinets and determined that the defective doors only appeared randomly throughout the North Building.

Update of Living Room Project, fall 2009

Mr. Fox is concerned that the \$8,300 per unit will not be enough money to complete the project. His suggestions were to do less work or push the project back to 2010 and not compromise the quality. The Board will view the presentations by the designers at the February 9th meeting.

New Statute regarding Board Term Limits

Mr. Fox proposed a revision to the condominium documents to comply with recent changes in Florida Condominium Law. Our current two year board terms are allowed under Florida law if covered in our condominium documents. In order for the proposed documents to become effective, at least fifty-one (51%) of the total number of unit week owners must vote for approval. He has sent the information to Michael J. Belle for review.

Pool/Spa Drain Law Change

On December 19, 2007, the President signed into law the Virginia Graham Baker Pool and Spa Safety Act. The Act requires that all public swimming pools and spas be equipped with anti-entrapment drain covers that comply by December 19, 2008.

The grates have been installed in the main pool. Mr. Fox will present proposals at the budget meeting for the gravity tank, and other code modifications which will need to be

installed in the spa. Deadline for compliance on the spa is 2011. Funding for the spa project will be proposed for the 2010 budget.

OLD BUSINESS

Charter Club owner Mr. Stammer who is a professor at Vanderbilt University has offered his assistance in preparing a lay out for the new parking lot plan. In return for his assistance he would like a free week at The Charter Club of Marco Beach. Management will decide if his services warrant the free week.

The next board meeting is scheduled for February 9 at 9:00 a.m.

ADJOURNMENT

MOTION was made by Mr. Huston and seconded by Mr. MacArthur to adjourn the meeting. Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

Meeting adjourned at 9:30 a.m.