

Approved 5-21-2009

**THE CHARTER CLUB OF MARCO BEACH®
BOARD OF DIRECTORS TELECONFERENCE MEETING
MONDAY, APRIL 6, 2009**

The meeting was called to order at 9:00 a.m. by President, R. Lyman Wood at the management office at The Charter Club of Marco Beach, Marco Island, Florida. Board members in attendance via telephone were: Noel Briggs and John Konarski. Board members in attendance at the office were: Lee Huston, Jim MacArthur and Lyman Wood. Attending from Hilton Grand Vacations were: Matt Fox – Resort Manager, Scott Shook – Assistant Resort Manager, Randy Piatt – Regional Vice President Resort Operations (via telephone), 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. Huston and seconded by Mr. MacArthur to approve the agenda. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

YEAR END AUDIT DISCUSSION

Mr. Wood has spoken to Steve Brettholtz of Myers, Brettholtz and Company, PA regarding the audit. Mr. Brettholtz suggested adding the following wording to the audit.

As of the date of the issuance of the financial statements the Association is in pending negotiations with the management company. The issue relates to unbudgeted expenditures for payroll benefits which are being disputed by the Board. The outcome of the negotiation cannot be determined at this time.

Point 12b. of the management letter will now read:

Other than those items disclosed in the financial statements, we are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with Statement of Financial Accounting Standards No. 5, and we have not consulted a lawyer concerning litigation, claims or assessments.

Mr. Piatt reported that Mr. Kreiger is close to giving us a response on the PTO.

MOTION was made by Mr. Huston and seconded by Mr. MacArthur that the audit language suggested by Steve Brettholtz of Myers, Brettholtz and Company, PA be included in the audit. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

FORECLOSURE UNIT SALE

Ms. Kilpatrick presented a proposal for the cover letter to the foreclosure sale. The board members have until Wednesday, April 8 to suggest input on the letter to Ms. Kilpatrick. The letter will be mailed to the owners on May 15 with cut off date of June 15.

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

OLD BUSINESS

A. POND BIDS

The upgraded to the pond would include draining, prime, sand and repaint the pond black adding 7 frothy nozzles, 7 underwater lights, 4 landscape lights and change PVC pipes as necessary for fountain. For an additional \$1,400 they can double the number of underwater lights.

MOTION was made by Mr. Konarski and seconded by Mr. MacArthur to approve the proposal from David Wesley Service in the amount of \$11,000 plus the additional \$1,400 to increase the number of underwater lights. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

B. CAMERA BIDS

The Board asked Mr. Fox to present security camera proposals at the next board meeting.

C. PARKING LOT

A representative from Griffith Paving, Inc. will be at The Charter Club of Marco Beach in early May to prepare for the seal coating which is scheduled for the second week of June.

NEW BUSINESS

Teleconference meeting August 7, 2009 @ 9:00 a.m.

AJOURNMENT

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

Meeting adjourned at 10:30