

Approved 9-24-2009

**THE CHARTER CLUB OF MARCO BEACH®
BOARD OF DIRECTORS TELECONFERENCE MEETING
FRIDAY, AUGUST 7, 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 via telephone were: Noel Briggs, Lee Huston, Jim MacArthur and Lyman Wood. Attending from Hilton Grand Vacations (HGV) 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. Mr. Konarski joined the meeting at 9:10 a.m. via telephone.

APPROVAL OF AGENDA

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

MANAGER'S UPDATE

a. Financials

PTO credit will show for the remainder of this year.

All phone lines were tracked and got switched over to T1 line. The Charter Club will receive a credit back to the first of the year.

“Jim Lang from the City of Marco Utilities came out and informed us at the Resort that when they were removing the meter from the water service near the pool they discovered some errors. Originally, our irrigation and pool water were tied together and on the same meter. A new water meter was installed in 2004. Water meters measure gallons based on the size of the pipe that supplies the meter and the number of digits recorded by each specific meter. Our meter was intended to record usage and the recorded number was to be multiplied by 10. (Some meters are multiplied by 10, some by 100) When the meter was installed in 2004 and entered in the Utilities' system, the multiplier was entered wrong and entered as 1 rather than 10. This means that for the past five years, our consumption has been recorded at 10 times less than what we actually used. This resulted in The Charter Club of Marco Beach being under-billed by approximately \$80,000 over the years. Jim Lang stated that there is a statute that lets the City go back for three years and back-charge any mistakes. Jim informed us that he would only go back one year, or approximately \$8,000 to \$12,000. Once Mr. Lang has a copy of the Statute and the exact past billing, he will submit it to us for our review.”

The Board requested that Ms. Kilpatrick get the maintenance fees invested in a timely manner. Ms. Kilpatrick will invite Chris Van Ruiten of Comerica Securities to join the budget meeting via teleconference.

The Board feels the relationship with Hilton Grand Vacations has entered a new era. Mr. Kreiger is customer orientated and feels “managed resorts” are meaningful and need to be handled separately and differently from “owned resorts.” The Board thanked Mr. Wood for getting the PTO refund.

b. Projects

The Board members expressed concerns with the elevator door that shows drag marks. Mr. Fox will contact Tim Murk and ask him to come to the resort and look at the door. He will report back to the board.

Elevator noise on the 7th floor Matt, Scott and the maintenance team to investigate the noise and report back to the board.

c. Closed Bid Sale

To date there are 17 weeks under contract with 8 owners joining HGVClub. The Association expects 2 weeks will be foreclosed in August and 3 in September. The closed bid sale will be open until the Budget meeting.

d. Board Member Travel Policy

The board members reviewed the current travel policy. Mr. Huston will revise the travel policy and present it to the members at the next meeting.

Ms. Kilpatrick will check to see if The Charter Club of Marco Beach insurance policy will cover collision insurance on rental vehicles.

NEW BUSINESS

Girard Environmental Services irrigation department has made repairs to the sprinkler system. Several areas on the Resort need to have the sod replaced. Girard will replace sod as needed for \$5,000. **MOTION was made by Mr. Briggs and seconded by Mr. Konarski to authorize \$5,000 for sod replacement as needed to be charged to landscaping line item.** Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

Teleconference meeting scheduled for Sept. 24 @ 9:00 a.m.

ADJOURNMENT

MOTION was made by Mr. Huston and seconded by Mr. Konarski 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 10:45 a. m.