

Approved 9-11-2008

**THE CHARTER CLUB OF MARCO BEACH®
BOARD OF DIRECTORS TELECONFERENCE
FRIDAY, JUNE 27, 2008**

The meeting was called to order at 8:30 a.m. by President R. Lyman Wood at the Regional Office of Hilton Grand Vacations Marco Island, Florida. Board members in attendance via telephone were: Noel Briggs, Lee Huston, John Konarski, Jim MacArthur, Lyman Wood and Board Consultant Gary Jacobson. Attending from Hilton Grand Vacations (HGV) were: Matt Fox – Resort Manager, Scott Shook – Assistant Resort Manager, Randy Piatt – Regional Vice President, Resort Operations – Managed Collection, 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.**

RANDY PIATT

Mr. Piatt has returned to the main land on a permanent basis. Hilton Grand Vacations and the Board of Directors have mutual goals for The Charter Club of Marco Beach which includes refurbishment of the property, maintenance and care of the facility and ongoing training for the employees. Mr. Piatt will be an active participant on the team. Mr. Piatt reports directly to Olivier Chavy – Sr. VP Resort Operations who reports to Brad Rex – Executive VP, Chief Customer Officer. Mr. Piatt has direct communications with Kim Kreiger – Sr. VP & Chief Officer of Club and has worked directly with Mark Wang in Hawaii prior to Mr. Wang becoming President of Hilton Grand Vacations.

MANAGERS REPORT UPDATE

a. Review of Monthly Manager's Packet

The Board reviewed the manager's report.

b. Project Update

1. Walkways/Railing/ Planters North Building

Walkways and planters have been completed in the North building.

2. Elevator Project

One car in the South building elevator has been completed. Tim Murk of Lerch Bates will be onsite to do a final overall inspection.

3. Clubhouse Renovation

The Clubhouse renovation is mostly complete. The glass window that will separate the office from the club house is on order and should arrive within a week. The front desk is more functional and efficient and the area for the owners is wide open.

4. Walkways/Railing/Planters South Building.

South building walkway/railing repairs and planters are scheduled to begin August 23, 2008.

5. Kitchens North Building

Kitchen renovation is set to begin in August.

c. Other Projects

Ms. Kilpatrick stated that in order to bill for a Special Assessment all owners must be notified in writing 14 days in advance of a board meeting when a Special Assessment is to be discussed. A teleconference meeting has been scheduled for July 21, 2009 at 9:00 a.m. **MOTION was made by Mr. Huston and seconded by Mr. Konarski to authorize management to prepare the postcard to be sent to the owners regarding the special assessment.** Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.** Management will prepare the billing letter to be sent after the teleconference meeting.

OLD BUSINESS

Add completed projects to Annual meeting minutes.

NEW BUSINESS

MOTION was made by Mr. Huston and seconded by Mr. MacArthur to approve the purchase of housekeeping carts with non-marring wheels at a cost of \$2,500. 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 has been scheduled for July 21, 2008 @ 9:00 a.m.

EXECUTIVE SESSION

The Board of Directors did not go into Executive Session.

ADJOURNMENT

MOTION was made by Mr. MacArthur 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 9:45 a.m.