

Approved 9-11-2008

**THE CHARTER CLUB OF MARCO BEACH®  
BOARD OF DIRECTORS TELECONFERENCE MEETING  
TUESDAY, MARCH 25, 2008**

The meeting was called to order at 8:30 a.m. by President, R. Lyman Wood in the management office at The Charter Club of Marco Beach. Board members in attendance via telephone were: Mr. Briggs and Mr. MacArthur. Mr. Huston, Mr. Konarski and Mr. Wood were present in the management office. 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.

**APPROVAL OF AGENDA**

**MOTION was made by Mr. Konarski and seconded by Mr. Huston 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.**

**MANAGERS REPORT UPDATE**

**a. Review of Monthly Manager's Packet**

The Board reviewed the financial report.

Operating funds have been invested as approved.

Contract cleaning is over budget to A& S Resort Services billing for December 2007 was not received until January 2008.

Do to an error by Embarq they were over paid by \$4,000 the money has been reimbursed by Embarq.

**b. Marriott Agreement**

Marriott did not sign the revised proposal that was prepared by Attorney Michael Belle stating it was in violation of their condominium documents. Mr. Wood asked Mr. Fox to contact Marriott again saying that the Association attorney felt our guest be considered “contractual guests”. We had asked for use of the Marriott pool if our pool was closed for any reason up to 20 days per year. **MOTION was made by Mr. Konarski and seconded by Mr. Huston to insist on use of the pool and some use of their food facilities.** Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur abstained and Mr. Wood voted aye. **Motion carried.**

**c. Other Projects**

**Add to the Project List:**

- Holding the Annual meeting open for 90 days
- More substantial and attractive pond fountains
- Paint planter top railings (in-house staff)

The contract with General has not been signed for the elevator modernization. Lerch Bates had proposed in the specs for the modernization that one item that needed to be addressed was the steel strips in the elevator shaft that locate the cars by floor. Because these strips had been replaced during the partial modernization that occurred in 2004, none of the bidders listed them for replacement. During a repair call just prior to this meeting, General Elevator discovered that the strips need to be replaced by either stainless steel strips if available or treated steel strips that will not rust. Because their bid will be substantially increased, further negotiation will be required.

### **OLD BUSINESS**

Mr. Wood has spoken to Ed Pascal about week 53 maintenance fee billing. The board has agreed to revert back to the previous method of payment for week 53 when the week is available. He thanked Mr. Pascal for all the work he had done on the trademark issue and brought him up to date on the projects going on at the resort. Mr. Wood will send a personal letter to Mr. Pascal on behalf of the Board of Directors.

**MOTION was made by Mr. Huston and seconded by Mr. Konarski to authorize Mr. Wood to send a letter to Mr. Pascal regarding week 53 usage.** Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

The Board agreed to offer Mr. Pascal a free flex week for his continued services rendered concerning the trade mark issues.

### **Survey**

The board reviewed the survey questions to be sent to the owners with the newsletter. Board members will have the opportunity to submit their suggestions for the survey question to the Manager before it is finalized.

### **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.**

### **FUTURE MEETING DATE**

May 9 @ 8:30 a.m. teleconference meeting

**Meeting adjourned at 9:37 a.m.**