

THE CHARTER CLUB OF MARCO BEACH®
BOARD OF DIRECTORS TELECONFERENCE MEETING
THURSDAY, APRIL 15, 2010

The meeting was called to order at 9:00 a.m. by President R. Lyman Wood at Hilton Grand Vacations Regional Office, Marco Island, Florida. Board members in attendance via telephone were: Noel Briggs, John Konarski, Jim MacArthur and Lyman Wood. Attending at the Regional Office was: Lee Huston. Attending from Hilton Grand Vacations were: Matt Fox – Resort Manager, Scott Shook – Assistant Resort Manager and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting.

APPROVAL OF AGENDA

MOTION was made by Mr. Briggs and seconded by Mr. Konarski 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.

APPROVAL OF PREVIOUS MEETING MINUTES

MOTION was made by Mr. Huston and seconded by Mr. MacArthur to approve the minutes of the March 10, 2010 board meeting as amended. Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. Motion carried unanimously.

MANAGER'S REPORT

a. North Building Stone Work

The Board discussed the stone repair work and suggested that the bracket could be wider and extended to the edge of the shelf. Mr. Fox will contact Karins Engineering regarding the bracket and report back to the Board.

MOTION was made by Mr. Huston and seconded by Mr. Konarski authorizing Mr. Fox to negotiate a 7% savings off the proposal for stone repair to the north building from Queenslander Construction, Inc. in the amount of \$99,950 and proceed immediately with the repairs if a 7% savings was achieved. 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. Beach Rescue Craft

Mr. Fox provided an email from Danny Brooks manufactures representative of Florida Sail Craft on the ability to pull the rescue craft. Training will be provided to the employees prior to using the wave runner.

Interior Unit Renovation

April 29, 2010 pre-project production meeting to assemble work schedule of demolition, paint, re-install of furnishings, deep clean, punch out and sign-off. May 8, 2010 unit renovations to begin on floors one and two in the south building.

c. Status of A-1 Fire Alarm Upgrade

The contract has been signed and overall design has been submitted to the Marco Island Fire Marshall. The work will be performed during maintenance weeks.

d. Status of Pool Upgrade Contract

Mr. Fox stated that at the March 11 teleconference he had named the wrong company for the spa collection tank proposal. He is going to use Aquatic Architechs of SW Florida at a cost of \$20,350.

e. Status of Exterior Painting

The Board discussed the exterior painting project and was in agreement to schedule painting the buildings in 2010. Karins Engineering will provide specifications for the project. Once completed the project will be put out to bid.

OLD BUSINESS

The Board reviewed the project list.

The Board discussed the palm tree interference with the view of the lower floors of the south building. Mr. Fox will take pictures prior to and after the hurricane tree trimming from the affected units. Analysis of these pictures will help determine the appropriate decision of relocation versus trimming.

General Elevator to provide an estimate to the cost of and timing for replacing gears in the elevator of the north building.

A discussion was held regarding Mr. Brigg's history of The Charter Club of Marco Beach and additional suggestions were made. The board members thanked Mr. Brigg's for writing the letter. The letter will be added to the in-house book and the newsletter.

NEW BUSINESS

Teleconference meeting scheduled for May 27 @ 9:00 a.m.

The Board was in agreement to include in the newsletter survey questions on owner directory and music by the pool.

ADJOURNMENT

MOTION was made by Mr. MacArthur and seconded by Mr. Huston 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 a.m.10:15 a.m.