

Approved March 12, 2008

THE CHARTER CLUB OF MARCO BEACH®
BOARD OF DIRECTORS TELECONFERENCE MEETING
FEBRUARY 11, 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: Noel Briggs and Board Consultant Gary Jacobson. Mr. Huston, Mr. John Konarski, Mr. MacArthur and Mr. Wood were present at the management office. Attending from Hilton Grand Vacations (HGV) were: Matt Fox - Resort Manager, Scott Shook - Assistant Resort Manager, Mark McGregor – Maintenance Supervisor, Ada Grzywna – Regional Director Resort Operations and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting. Also in attendance via telephone was Jeff Anderson from Karin’s Engineering 8:30 a.m. – 8:55 a.m.

APPROVAL OF AGENDA

MOTION was made by Mr. MacArthur and seconded by Mr. Huston to approve the agenda allowing Jeff Anderson of Karin’s Engineering to speak at the beginning of 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.**

APPROVAL OF MEETING MINUTES

MOTION was made by Mr. Huston and seconded by Mr. Konarski to approve the minutes of the teleconference meeting held on January 25, 2007 as corrected. 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 UPDATE

a. Walkways/Planters

The Board discussed the options available for the planters/walkways. They were in agreement to have maintenance test three of the planters at units 101, 201, 904. The walkway project will begin on May 3. Jeff Anderson will coordinate the projects with Gulfstream Painting and Waterproofing, Inc. The Board will review cleaning, repairing, capping and possible waterproofing of the planters to be approved at the March board meeting.

b. Elevators

Mr. Murk with Lertch Bates has prepared the specifications and will send out for bid this week. We are currently paying Westcoast on a month to month basis for repairs as needed.

c. Kitchens

Start date for the unit model kitchen is March 29. A unit will need to be rented to proceed with the model. Mr. Fox will present financial information on the unit kitchens at the March board meeting.

d. Marriott Agreement

The Board is waiting for the final revisions from Michael J. Belle on the Marriott agreement. Upon receipt Mr. Fox will send the final revised agreement to each board member for individual approval.

e. Week 53 Letter

MOTION was made by Mr. Huston and seconded by Mr. Konarski to approve a vote to go out to the owners on week 53 as worded by Michael Belle and method of payment to be billed for the 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.**

f. Randy Piatt Letter

The Board discussed the letter from Mr. Piatt regarding the employee nametags. Mrs. Grzywna suggested that a compromise might be to feature an embroidered Charter Club logo on the uniform shirts, but still feature the standard issued HGV name tags. The Board chose to make no decision regarding the name tags or the letter at this meeting.

g. Other Projects

Management will evaluate the condition of the rafter ends and report to the Board.

Add to Project List

Condition of rafter ends
Doors at sales center

Pool heaters

MOTION was made by Mr. MacArthur and seconded by Mr. Huston to install an auxiliary gas heater and a new well. 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

Hilton Grand Vacations accounting department has contacted the credit card companies regarding credit card convenience fees and are waiting a decision. The Board requested Management to provide details for the cost of lock box fee and per transaction fee.

Mr. Fox will provide optional 2009 annual meeting dates to the Board at the March meeting.

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 10:40 a.m.

