

Approved 3-10-2010

**THE CHARTER CLUB OF MARCO BEACH®  
BOARD OF DIRECTORS TELECONFERENCE MEETING  
THURSDAY, JANUARY 21, 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 and Lyman Wood. Attending at the Regional Office were: Lee Huston and Jim MacArthur. Attending from Hilton Grand Vacations 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. MacArthur 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.**

**2010 UNIT RENOVATION PROJECT UPDATE**

**a. Dates**

The first half of the deposit \$297,473.93 was sent in December 2009. The balance of \$297,473.93 will be sent ASAP.

South building renovations will begin May 8, 2010 on floors one and two. North building renovations will begin August 21, 2010 on floors one and two.

**DISCUSSION ABOUT 2010 PROJECTS Re: Engineer**

**a. Exterior Building Painting**

The Board was in agreement to ask Karins Engineering to write the specifications on the exterior buildings painting project. Mr. Fox will provide the Board with color options.

**b. Fire Control Panel**

Mr. Fox has obtained three bids for the fire control panel. He would like for Karins Engineering to review the bids and select a contractor. Karins Engineering would be involved throughout the project, making weekly inspections. **MOTION was made by Mr. MacArthur and seconded by Mr. Huston to hire Karins Engineering to inspect the fire control panel amount not to exceed \$3,000.** Mr. Briggs voted aye, Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

**c. Spa/Pool Code Upgrades**

Mr. Fox will send a letter to the Health Department stating that there was a delay in providing the Board with the bids on the spa/pool upgrades. The goal is to have the upgrades completed by September 2010.

The Board requested that the recommendations that were presented by Jennifer Gattuso from the Health Department at the November 3, 2009 meeting regarding the spa/pool upgrades be put in writing. Management will contact Ms. Gattuso to send the recommendations.

#### **ONLINE VOTING**

The Board expressed concerns with Nordis Direct and on-line voting. They are not comfortable with the process and would like to see the program tried by other resorts prior to using it at The Charter Club of Marco Beach.

#### **OLD BUSINESS**

The Board discussed the Shellscape product (shell mulch). Mr. Fox has not found any location where the shell mulch has been used for more than one year. In the spring prior to the Annual meeting Mr. Fox will do a test bed for the board to review.

Comment cards are stating the bushes are looking brown; this is due to the frost/freeze over the past few weeks.

#### **ADJOURNMENT**

**MOTION was made by Mr. Huston and seconded by Mr. MacArthur 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 10:00 a.m.**