

**THE CHARTER CLUB OF MARCO BEACH®
BOARD OF DIRECTORS TELECONFERENCE MEETING
THURSDAY, DECEMBER 10, 2009**

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, Lee Huston, John Konarski, Jim MacArthur and Lyman Wood. Attending from Hilton Grand Vacations were: Matt Fox – Resort Manager, Scott Shook – Assistant Resort Manager, Neil Hutchinson – Sr. Director Association Management Services (via telephone), 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. 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 MINUTES

MOTION was made by Mr. MacArthur and seconded by Mr. Huston to approve the November 3, 2009 budget meeting minutes. 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

The Board was presented with recommendations from the decorating committee and management with reference to the planned unit renovation. Recommendations were as follows:

1. Living room cocktail table, dining room table and dining room desk to receive laminate tops to match supplied samples.
2. End tables in living room would retain current glass tops.
3. New side table will be added next to the chair in the living room.
4. Higher back cushions for sofa, love seat, and chair in living room.
5. Master bedroom bedside chests will be reduced in height from 33” H to 31” H.
6. Master bedroom dresser increased in size to more closely match dimensions of current dresser.
7. Tops of dresser and bedside chests will be finished in commercial polyurethane to protect existing wood finish.

MOTION was made by Mr. Huston and seconded by Mr. Konarski the Board voted to accept all of these recommendations and move forward with the renovations. The complete price, including additional and/or upgraded items did increase from \$1,189,896 to \$1,212,625 for the entire project. 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

No old business to discuss.

NEW BUSINESS

No new business to discuss.

Mr. Wood thanked Mr. Hutchinson for attending the meeting and commented on his ability to get answers to the Board in a timely manner without unnecessary conflict and made it much more comfortable for management. Mr. Hutchinson replied he was happy to be a part of the team.

Teleconference meeting scheduled for January 21, 2010 @ 9:00 a.m.

ADJOURNMENT

MOTION was made by Mr. Konarski 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.