

Approved 9-11-2008

**THE CHARTER CLUB OF MARCO BEACH®  
BOARD OF DIRECTORS TELECONFERENCE MEETING  
FRIDAY, MAY 9, 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 member in attendance at the resort Mr. Wood and board members attending via telephone were: Mr. Huston, Mr. Konarski, and Mr. MacArthur and Board Consultant Gary Jacobson. 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. MacArthur and seconded by Mr. Huston to approve the agenda adding Executive Session after old business.** 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 manager's report.

**b. Kitchen Survey/Project Timing**

There were 1,398 yes votes (which represent 73% of the owners who responded to the survey) in favor of going forward with the new kitchen and agree to a special assessment. **MOTION was made by Mr. Huston and seconded by Mr. Konarski to authorize management to proceed with the kitchen renovations in September 2008.** Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

Kitchen renovations will begin in the North Building. Walkways renovations will begin August 23 on floors 10 and 9.

**c. Other Projects**

The board asked Mr. Fox to contact the City of Marco Island regarding the status of the fire gate at Marriott Crystal Shores and stay in contact with the Marriott.

There were 1,165 yes votes needed to pass the 2021 flex vote. As of May 8 there were 1,201 votes representing 53% owner response. **MOTION was made by Mr. MacArthur and seconded by Mr. Konarski to close the Annual Meeting as we now have enough votes to close the 2021 flex vote.** Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

Embarq was on site to evaluate and give bids for a new phone and internet system. Mr. Fox will forward the information as soon as he receives it.

Mr. Fox presented proposals from e.Cab, LLC and Retro Elevator. He recommended going with Retro Elevator for the remodel of the interior elevator cabs. The decorating committee has agreed upon the design. **MOTION was made by Mr. Huston and seconded by Mr. MacArthur to accept the proposal from Retro Elevator authorizing \$10,000 per cab plus tax if necessary.** Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

Mr. Fox presented a proposal for relocating his office and the front desk area in order to provide more space for the front desk employees. The front desk would be moved to Matt's current office and he would relocate to Pat's current office space. Total cost is approximately \$39,000 part of the monies used will come from projects that were due to be completed this year. **MOTION was made by Mr. Huston and seconded by Mr. Konarski to authorize the project at a cost not to exceed \$13,000 above currently budgeted projects.** Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

## **OLD BUSINESS**

### **Executive Session**

The Board of Directors and Ms. Kilpatrick went into Executive Session at 10:00 a.m.

Ms. Kilpatrick was asked by the Board why Mrs. Grzywna left the company. Ms. Kilpatrick stated that Ada has accepted a position with the Wyndham Hotels and Resorts as a Vice President. Mr. Piatt will be more active in his role with Marco Island, Sanibel and Ft. Myers Beach properties and will return from Hawaii in June. The Board then asked if this region would have a Director. Ms. Kilpatrick replied that she was not aware if that position would be filled.

The Board asked if the meeting with Brad Rex was set for October. Ms. Kilpatrick said that Mrs. Grzywna had spoken with Brad about their concerns and that he had consented to meet with the Board of Directors while they were on Marco in the fall. Ms. Kilpatrick also stated that she had spoken with Mr. Piatt and he was interested in speaking with the Board members to discuss a way to mend fences and go forward with a positive working relationship. The Board agreed to speak with Mr. Piatt at the next scheduled meeting.

The Board would like to keep the meeting with Brad Rex. Ms. Kilpatrick will contact Mr. Rex to alert him that Mr. Wood will be contacting him regarding the fall meeting.

Ms. Kilpatrick was excused while a one minute meeting was held with further discussion about Mr. Piatt and Management.

**MOTION was made by Mr. Konarski and seconded by Mr. Huston to leave executive session.** Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

Ms. Kilpatrick stated that in order to bill for a Special Assessment all owners must be notified in writing 14 days in advance of a board meeting when a Special Assessment is to be discussed. A teleconference meeting has been scheduled for 8:30 a.m. on June 27 with a back up date of July 10. Ms. Kilpatrick will recommend wording of the special assessment to be voted on at the June 27 meeting. The board members were in agreement to separate the special assessment from the maintenance fee payment.

#### **ADJOURNMENT**

**MOTION was made by Mr. MacArthur and seconded by Mr. Huston to adjourn the meeting.** Mr. Huston voted aye, Mr. Konarski voted aye, Mr. MacArthur voted aye and Mr. Wood voted aye. **Motion carried unanimously.**

**Meeting adjourned at 10:30 a.m.**