

THE CHARTER CLUB OF MARCO BEACH®
BOARD OF DIRECTORS TELECONFERENCE MEETING
THURSDAY, JULY 8, 2010

The meeting was called to order at 9:15 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 Company were: Matt Fox – Resort Manager, Lael Kilpatrick – Regional Director 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.**

APPROVAL OF MEETING MINUTES

MOTION was made by Mr. MacArthur and seconded by Mr. Konarski to approve the minutes of the April 15, 2010 teleconference 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.**

MOTION was made by Mr. Briggs and seconded by Mr. MacArthur to approve the minutes of the May 27, 2010 teleconference 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.**

MANAGER'S REPORT REVIEW

a. Financials

The Board reviewed the May financials.

The Board asked Mr. Fox to do a comparative study on the cost of natural gas versus tank gas.

Delinquency on maintenance fee payments has improved.

Maintenance fee payments paid as of May 2010 97.04%

Maintenance fee payments paid as of May 2009 95.62%

Salary line items should now be in line. Three pay periods were assumed for May rather than April accounting for the over budget status last month and the under budget status this month. Management is working with the corporate accounting to make sure employees are being coded correctly before moving forward with 2011 budget.

b. Project List

The Board reviewed the project list.

Add to Project List

Cost comparison natural gas versus tank gas

c. Comment Cards/Owners Comments/RCI

The Board reviewed the comment cards/owners comments/RCI.

Mr. Fox will present proposals for dishwashers, washer and dryers at the budget meeting.

PROJECT UPDATES

a. Spa

Aquatic Architects began work on the Spa on Monday, June 21 and had most of the installation and connections of the new drainage system complete by Thursday, June 24. The technician on site had said there was a problem with the final drain and that it had not been connected to the sewer system when originally built. The technician was waiting for the inspector from Collier County to review the system before closing in the dirt and restarting the spa. On Thursday, July 8, Roy (the technician) received word from the Health Department that it was indeed okay to fill in all of the dirt and re-fill the spa, that she was confident the drawings were correct and her inspection could take place "above ground." The fence contractor should be out to install the required equipment fencing within days. No additional drainage work was necessary.

b. Stonework/North Building

Notches have been cut in on the left side of the exterior stonework up to the 7th floor. The treatment has been completed on the angle irons, new clips and the stones have been replaced up to the third floor. Once the left side has been completed the right side will be completed in the same manner. The stones are mortared and the entire stack will be grouted together.

Mr. Fox reported that Queenslander Construction is doing a great job on the repair and work should be completed within five weeks.

c. Upcoming North Building Renovations

The north building interior renovations are on schedule with start date August 21.

There were a total of 4 different tables that were delaminating, but only one requiring immediate replacement. Unit 207 was replaced with the model unit table until the new ones arrive. The vendor, through Bayfront Interior Resources, will replace all of the first 40 tables, and make sure we don't have the same problem on the second building. The tables are under warranty and will be replaced at no cost to the resort.

The board was in agreement to allow employees to have one set each of the old unit furniture. Management will prepare the release of liability for the employees to sign prior to taking the furniture.

d. Fire Alarm System

The Marco Island Fire Marshall has signed off on the project and we are now waiting for permits. The fire system control panel project will begin August 21.

e. Exterior Building Painting

Karin's Engineering has written the specifications for the exterior building painting. Karin's will put the work out for bid. The project is scheduled to begin in November or December.

OLD BUSINESS

No old business to discuss

NEW BUSINESS

At the present time there is no indication of an impact on our area from the oil spill in the Gulf of Mexico. The resort has received a few calls asking about the oil spill.

Ms. Kilpatrick has received the audit engagement letter from Myers, Brettholtz & Company PA for the years ended December 31, 2010, 2011 and 2012. The Board was in agreement to send to Mr. Wood for signature.

Training is being provided to the employees prior to using the beach rescue water craft. Mr. Fox signed for taking position of the water craft, but since the association is the owner he will need a letter signed by the President authorizing his acceptance of the water craft. The Board agreed to have Mr. Wood sign the letter.

Teleconference meeting is scheduled for Thursday, September 9 @ 9:00 a.m. if necessary.

ADJOURNMENT

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