

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
HELD AT AS A TELEPHONE CONFERENCE CALL  
FEBRUARY 15, 2017, 7:00 P.M., E.S.T.**

**I. CALL TO ORDER:**

**Present for the Board of Directors:**

Rick Heyde - President  
Don Shuster - Vice President  
Josephine Krantz - Vice President/Secretary/Treasurer

**Absent for the Board of Directors:**

Patrick Kregiel - Vice President  
Cyndi Hicks - Vice President

**Present for Osceola Resort Management Company:**

Robert A. Slaman - President  
Michelle Dalomba - General Manager

**Call the Meeting to Order:**

The meeting was called to order at approximately 7:08 P.M., E.S.T. by Mr. Heyde.

**II. APPROVE THE MINUTES OF THE LAST MEETING:**

**Minutes:**

Mr. Shuster made a motion to approve the minutes to the November 1, 2016 Board of Directors Meeting and Annual Meeting. Ms. Krantz seconded the motion. The motion was approved unanimously.

**III. RESORT STATUS:**

Ms. Dalomba reported the following:

Current occupancy is approximately 94%.

The remaining issues will be discussed during the review of the Open Items.

**IV. OLD BUSINESS:**

**Association owner unit-weeks:**

As of February 15, 2017, there are one hundred forty (140) unit-weeks in inventory. Management completed the foreclosure of an additional forty-seven (47) unit-weeks. Management is still waiting for the Trustee's Deed to be recorded before they can add these unit-weeks to the inventory list.

**Sales and Marketing Company:**

Mr. Slaman told the Board that Osceola Resort Realty Company sold five unit-weeks in January (four were CSI sales) and three so far in February (two were CSI sales).

The closing has taken place with GEVC. The Association sold three hundred fifty-one (351) unit-weeks. A total of six hundred nineteen (619) unit-weeks were sold in total. GEVC will be paying maintenance fees on one hundred ninety-eight CSI unit-weeks this year.

**Board Member Unit Inspections:**

Mr. Shuster conducted the first quarter inspection and noted the following items: the Resort is in need of new pool furniture. The carpet in the Clubhouse, in front of the coffee dispensers, needs to be replaced with tile flooring. There are kids crawling under the fence by building two to again access through the property to get to highway 192. These items will be added to the open items report.

The Landscapers need to cleanup dead branches.

**Constant Contact:**

The next newsletter will be released in February. Ms. Kim McCarty will be the featured Board Member.

**Building Ceilings:**

There has been no activity on this item.

**Front Entrance Doors:**

At total of forty-six front entrance doors (23 units) have been replaced.

**Kitchen Ceilings:**

There has been no activity on this item

**Sound Proof Doors:**

Forty (40) sound proof doors have been installed in Phase I. Two additional doors will be replaced by February 18, 2017. The job will be completed by May 20, 2017.

**Water Puddling:**

There has only been one drain competed. The remaining drains will be completed as time permits.

**New Linen Package:**

Management is pulling together the final bid for the linen package.

**Wifi Maintenance Agreement:**

Management is getting a bid from Hotel Internet Services.

**Management Agreement:**

Ms. Krantz is re-writing a new Management Agreement to bring it up to date.

**Pool Towels:**

Management is getting a bid for a higher grade pool towel and will be receiving a credit for the pool towels that failed.

**Jacuzzi Sign:**

This has been completed and will be removed from the open item list.

**Pool Bar Tile:**

This has been completed and will be removed from the open item list.

**Clubhouse Bathrooms:**

Mr. Reyes said it would cost \$12,000.00 per bathroom plus supplies to renovate the bathrooms. Management asked him to sharpen his pencil and see if he could do better.

**Lock-off Furniture:**

This has been completed and will be removed from the open item list.

**Clubhouse Tile Floor:**

Management will ask Mr. Reyes for a bid to replace the tile floor in the Clubhouse. This item will be added to the Open Items Report.

**Pool Furniture:**

This item is being added to the Open Items Report.

**Fence:**

This item is being added to the Open Items Report.

**V. NEW BUSINESS:**

**Election of Officers for 2017:**

Ms. Krantz made a motion that the Board Members retain the same positions as last year. Mr. Shuster seconded the motion. The motion was approved unanimously.

**VI. FINANCIAL REVIEW:**

**Financial Review:**

Mr. Slaman reviewed the December, 2016 Financial Report and Key Indicators Report with the Board Members.

**VII. COMMENT CARDS:**

**Comment Card:**

The Board reviewed the RCI comment cards.

**VIII. SET THE DATE FOR THE NEXT MEETING:**

**Set the date for the next meeting:**

The next Board of Directors Meeting is set for Wednesday, April 26, 2017 at 7:00 P.M., E.S.T.

**IX. ADJOURNMENT:**

**Adjournment:**

Mr. Shuster made a motion that the meeting be adjourned. Ms. Krantz seconded the motion. The motion was approved unanimously. The meeting was adjourned at approximately 8:19 P.M., E.S.T.

**ACTIONS TAKEN BY THE BOARD OF DIRECTORS:**

**Board of Directors Meeting Minutes:**

The Board approved the minutes to the November 1, 2016 Board of Directors Meeting and Annual Meeting.

**Election of Officers for 2017:**

The Board Members approved keeping the Officers the same as last year.

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Josephine Krantz, Vice President/Secretary/Treasurer

Date

**These minutes were approved by the Board of Directors at the \_\_\_\_\_ Board Meeting.**