

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.
SPECIAL MEETING OF THE BOARD OF DIRECTORS
HELD AS A CONFERENCE CALL
FEBRUARY 26, 2014, 7:00 P.M., E.S.T.**

I. CALL TO ORDER:

Present for the Board of Directors:

Rick Heyde - President
Patrick Kregiel - Vice President
Don Shuster - Vice President
Cynthia Hicks - Vice President

Absent for the Board of Directors:

Josephine Krantz - Vice President/Secretary/Treasurer

Present for Osceola Resort Management Company:

Robert A. Slaman - President
Michael Osborn - Vice President
Michelle Duarte - General Manager

The meeting was called to order at approximately 7:01 P.M., E.S.T. by Mr. Heyde.

Minutes:

Mr. Shuster made a motion to approve the minutes to the November 11, 2013 Board of Directors Meeting and Annual Meeting. Ms. Hicks seconded the motion. The motion was approved unanimously.

II. RESORT STATUS:

Ms. Duarte reported the following:

Current occupancy is approximately 85%.

Owners Coffee Chats are going well. Coffee Chats now include all guests. This was instituted to solve guests' complaints early in the week and to help with unit-week sales.

III. OLD BUSINESS:

Association owner unit-weeks:

There are fifty-five (55) unit-weeks in inventory. Management informed the Board, since the bulk sale, there have been twenty-two (22) sales with fifteen (15) of the unit-weeks sold being Phase I sales.

Bulk Sale Update:

Of the one hundred thirty-one units sold in bulk, only five (5) remain unsold.

Markets being used to sell inventory:

Management updated the Board Members as to who management is currently marketing Club Sevilla=s unit-week inventory for sale or rent.

Board Member Unit Inspections:

Mr. Heyde will give his inspection report at the next Board of Directors Meeting.

Constant Contact:

Management sent out a February Sales Blast.

Building Ceilings:

Building two=s roof repairs have been completed.

Front Entrance Landscaping:

Management recommended to the Board Members that the money earmarked for the front entrance hedge be used to finish the landscaping around the buildings. The Board agreed that this would be a better use of the funds.

Front Entrance Doors:

Doors will be replaced on an as needed basis.

Roof Cleaning:

Building two=s roof has been cleaned and painted. This item will be removed from the open items report.

Wireless Internet:

Management has put together a WIFI setup checklist for our Owners to follow. This item will be taken off the open items report.

Water Puddling:

Management has purchased a squeegee and the houseman is using the squeegee to remove the standing water around the buildings.

Brighthouse:

Mr. Osborn and Ms. Duarte meet with a Brighthouse Representative on February 25, 2014. Club Sevilla will go digital subject to a site visit by Brighthouse Networks. Club Sevilla will get more channels after the conversion.

Sofas:

This item is on hold.

Leather Storage Ottomans:

Management will purchase a sample ottoman and put it in a test unit to see how it looks and holds up to daily use.

Sidewalk Trip Hazards:

Management is repairing the sidewalk by building three. The stump needed to be ground down more before the sidewalk could be replaced.

IV. NEW BUSINESS:**Election of Officers for 2014:**

Mr. Shuster made a motion to elect Mr. Heyde as President, Mr. Kregiel as Vice President, Mr. Shuster as Vice President, Ms. Hicks as Vice President, and Ms. Krantz as Vice President/Secretary/Treasurer. Ms. Hicks seconded the motion. The motion was approved unanimously.

Proposal to purchase a new PBX:

Management is collecting bids to replace the Resort's phone system.

RCI Video:

Management discussed with the Board an opportunity to get a professional video done of the

resort at the reduced price of \$3,900.00. This video would go on the RCI website and could be used on Club Sevilla's website. The Board asked management to see if they could get the price reduced.

V. FINANCIAL REVIEW:

Mr. Osborn and Mr. Slaman reviewed the financial report and Key Indicators report with the Board Members.

VI. COMMENT CARDS:

Comment Card:

The Board reviewed the RCI comment cards.

VII. SET A DATE FOR THE NEXT BOARD MEETING:

Set a date for the next Board Meeting:

The next Board of Directors meeting is scheduled for Wednesday, April 23, 2014 at 7:00 P.M., E.S.T.

VIII. ADJOURNMENT:

Adjournment:

Mr. Shuster made a motion that the meeting be adjourned. Mr. Kregiel seconded the motion. The motion was approved unanimously. The meeting was adjourned at approximately 8:12 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 11, 2013 Board of Directors = Meeting and Annual Meeting.

Election of Officers for 2014:

The Board elected the following officers for 2014: Mr. Heyde as President, Mr. Kregiel as Vice President, Mr. Shuster as Vice President, Ms. Hicks as Vice President, and Ms. Krantz as Vice President/Secretary/Treasurer.

Josephine Krantz, Vice President/Secretary/Treasurer

Date