

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.
SPECIAL MEETING OF THE BOARD OF DIRECTORS
HELD AS A CONFERENCE CALL
APRIL 23, 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
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 7:05 P.M., E.S.T. by Mr. Heyde.

Minutes:

Mr. Shuster made a motion to approve the minutes to the February 26, 2014 Board of Directors Meeting. Ms. Hicks seconded the motion. The motion was approved unanimously.

II. RESORT STATUS:

Ms. Duarte reported the following:

Current occupancy is approximately 83%.

Owners Coffee Chats are going well. All sidewalk trip hazards have been repaired; we painted the metal benches and cut down the old evergreen tree on the left side of building five.

The ice machine in building five has been replaced. The old ice machine lasted seventeen years. One of the commercial dryers was replaced.

III. OLD BUSINESS:

Association owner unit-weeks:

There are fifty-seven (57) unit-weeks in inventory. Management informed the Board, since the bulk sale, there have been twenty-nine (29) sales with twenty (20) 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. This will be removed from the open items report.

Board Member Unit Inspections:

Mr. Heyde gave his inspection report. Mr. Heyde reported the following: some of the luggage racks needed to be replaced, some of the lamp shades and lamp shade supports need to be replaced, there was no peep hole in unit 218's front door, and the sidewalk next to building two was repaired.

Mr. Heyde met with the Association's auditors and meet with Applied Systems the Association's wifi company.

Constant Contact:

Management sent out an April Sales Blast. A newsletter is being prepared and will be sent out in the next few weeks.

Building Ceilings:

There was no activity.

Front Entrance Landscaping:

Management is still collecting bids for the landscaping around the buildings.

Front Entrance Doors:

Doors will be replaced on an as needed basis.

Water Puddling:

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

Brighthouse:

Management is still waiting for Brighthouse to convert the signal to digital. The Board requested that management obtain a bid from DIRECTV for television service.

Sofas:

This item is on hold.

Fabricated Leather Storage Ottomans:

Management put a sample ottoman in unit 511 as a test unit to see how it looks and holds up to daily use. The ottoman seems to be working out great.

Management was able to negotiate the purchase, in bulk, eighty (80) ottomans for \$300.00 each plus tax and \$200.00 shipping.

Mr. Shuster made a motion to purchase the ottomans. Ms. Krantz seconded the motion. The motion was approved unanimously.

Sidewalk Trip Hazards:

All sidewalk trip hazards have been repaired. This will be taken off the open items report.

Telephone System:

Management submitted three bids for the replacement of the resort's telephone system.

Ms. Krantz made a motion to approve the bid from BH Communication. Mr. Shuster seconded the motion. The motion was approved unanimously.

RCI Video:

The video was taped on April 15, 2013.

IV. NEW BUSINESS:

Board of Director's training Seminars:

Mr. Slaman explained to the Board that changes to the Condominium Act that were passed by the Florida Legislature this past year require new Board Members to attend Board Member training seminars or submit an affidavit to the Association stating they have read the Association's documents and understand them. Board Members of Timeshare Associations are exempt.

D & O Insurance:

Management was asked to see how much it would cost to increase the D & O Insurance to five million dollars. Management informed the Board that a five million dollar umbrella policy would cost \$590.00 per Association for a total premium for both Associations of \$1,180.00. The Board asked that the additional insurance be purchased.

Reserve Fund Investments:

Management informed the Board that \$250,000.00 of long term reserve funds were invested in a five year J.P. Morgan CD. The annualized return over the life of the CD is 2.050%. This is ten times the rate the Association currently earns in the Money Market Account with PNC Bank. This investment is fully insured by the FDIC.

Front Desk Software:

Management will research timeshare property management software for the resort. This will be added to the open items report.

Exterior Building Painting:

Management informed the Board that the exterior of the buildings need to be painted. It has been eight years since the buildings were painted and the reserves are fully funded. Management recommended Aldee's Enterprises, LLC the company that painted the buildings the last time. The total cost for Phase I is \$50,089.74. Phase I's exterior building painting reserve is \$58,000.00.

Mr. Heyde requested that all rotten wood found by the painters be replaced prior to priming and painting.

Mr. Shuster made a motion to approve Aldee's Enterprises, LLC's bid. Ms. Krantz seconded the motion. The motion was approved unanimously.

V. FINANCIAL REVIEW:

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, June 11, 2014 at 7:00 P.M., E.S.T. The April, 2014 financial reports will be available for reviewed at that time.

VIII. ADJOURNMENT:

Adjournment:

Ms. Krantz made a motion that the meeting be adjourned. Mr. Shuster seconded the motion. The motion was approved unanimously. The meeting was adjourned at approximately 8:28 P.M., E.S.T.

ACTIONS TAKEN BY THE BOARD OF DIRECTORS:

Board of Directors Meeting Minutes:

The Board approved the minutes to the February 26, 2014 Board of Directors = Meeting.

Fabricated Leather Storage Ottomans:

The Board approved the purchase of the fabricated leather ottomans.

PBX Telephone System:

The Board approved the purchase of a new telephone system.

Exterior Building Painting:

The Board approved painting the exterior of all buildings.

Josephine Krantz, Vice President/Secretary/Treasurer

Date

