

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
HELD AT AS A TELEPHONE CONFERENCE CALL  
APRIL 26, 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  
Patrick Kregiel - Vice President  
Cyndi Hicks - Vice President  
Josephine Krantz - Vice President/Secretary/Treasurer

**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 7:00 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 February 15, 2017 Board of Directors Meeting. Ms. Krantz seconded the motion. The motion was approved unanimously.

**III. RESORT STATUS:**

Ms. Dalomba reported the following:

Current occupancy is approximately 81%.

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

**IV. OLD BUSINESS:**

**Association owner unit-weeks:**

As of April 21, 2017, there are one hundred eighty-eight (188) unit-weeks in inventory.

**Sales and Marketing Company:**

Mr. Slaman told the Board that Osceola Resort Realty Company sold thirty (30) unit-weeks in 2017. Of those sales, nineteen (19) unit-weeks were CS I unit-weeks.

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 paid the first and second quarterly maintenance fee and tax payments on the one hundred ninety-eight (198) CSI unit-weeks they will utilize this year. These are the weeks that occur from week 27 through week 52.

A discuss took place regarding the possibility of selling additional unit-weeks to GEVC.

**Board Member Unit Inspections:**

Mr. Heyde conducted the second quarter inspection. Mr. Heyde's inspection report was included in the March, 2017 Board of Directors monthly package. Mr. Heyde went over his inspection list and Ms. Dalomba gave an update on the items completed.

Management will send an updated list to the Board Members.

**Constant Contact:**

The next newsletter will be released in May or June. Mr. Patrick Kregiel will be the next featured Board Member.

**Building Ceilings:**

There has been no activity on this item.

**Front Entrance Doors:**

Twenty-five (25) sets of entrance doors have been completed.

**Kitchen Ceilings:**

There has been no activity on this item

**Sound Proof Doors:**

Forty-one (41) sound proof doors have been installed in Phase I. This job will be completed by June 24, 2017.

**New Linen Package:**

Management obtained and accepted a new bid for deep fitted sheets. The bid was within the previously approved cost structure. The linens have been ordered. Management has already received some of the order.

**Wifi Maintenance Agreement:**

Management received the bid from Hotel Internet Services. Additional information will be collected.

**Management Agreement:**

The new Management Agreement draft has been completed. Mr. Slaman will review it and get back to Ms. Krantz with his comments.

**Pool Towels:**

Management purchased a higher grade pool towel. The quality is great but the size of the towel is smaller than the previous towels and some of the owners would like a larger towel.

**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.

There has been no activity regarding this issue.

**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.

There has been no activity regarding this issue.

**Pool Furniture:**

The pool furniture has been ordered. Management expects delivery by the end of May.

**Perimeter Chain Link Fence:**

All repairs have been made to the fence. Mr. Heyde discussed the need to build a wall.

**V. NEW BUSINESS:**

**Purchase of pool Furniture:**

Since the cost of the pool furniture was less than the dollar amount that requires Board approval, no vote was taken.

**VI. FINANCIAL REVIEW:**

**Financial Review:**

Mr. Slaman reviewed the March, 2017 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, June 28, 2017 at 7:00 P.M., E.S.T.

**IX. ADJOURNMENT:**

**Adjournment:**

Ms. Krantz made a motion that the meeting be adjourned. Ms. Hicks seconded the motion. The motion was approved unanimously. The meeting was adjourned at approximately 8:11 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 15, 2017 Board of Directors Meeting.

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Josephine Krantz, Vice President/Secretary/Treasurer

Date

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

**Meeting.**









