

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
HELD AT AS A TELEPHONE CONFERENCE CALL  
JUNE 28, 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 April 26, 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 86%.

The coffee chats are going well.

Ms. Dalomba explained the occupancy chart, the rental rates charged on Expedia, and showed the Board Members where rentals are reported.

**IV. OLD BUSINESS:**

**Association owner unit-weeks:**

As of June 28, 2017, there are one hundred ninety-four (194) unit-weeks in inventory.

**Sales and Marketing Company:**

Mr. Slaman told the Board that Osceola Resort Realty Company sold thirty-three (33) unit-weeks in 2017. Of those sales, twenty-two (22) 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. Ms. Hicks made a motion to sell GEVC an additional seventy (70) unit-weeks. Mr. Shuster seconded the motion. The motion was approved unanimously.

**Board Member Unit Inspections:**

Ms. Hicks will conduct the third quarter inspection at the end of August.

**Constant Contact:**

The next newsletter will be released in September. Ms. Donna Latham will be the next featured Board Member.

**Building Ceilings:**

There has been no activity on this item.

**Front Entrance Doors:**

Thirty-one (31) sets of entrance doors have been completed.

**Kitchen Ceilings:**

There has been no activity on this item

**Sound Proof Doors:**

Forty-eight (48) sound proof doors have been installed in Phase I. This job will be completed by the end of July.

**New Linen Package:**

Management is waiting on the Duvets and the cover sheets prior to installation.

**Wifi Maintenance Agreement:**

The Board agreed to have Applied System upgrade the WIFI equipment onsite.

**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 found a larger towel. The quality is good. Management will order the larger towel.

**Clubhouse Bathrooms:**

Mr. Slaman proposed delaying the bathroom renovation. We will remove the wallpaper, paint the walls, replace the cabinet, sinks, and counter top.

**Clubhouse Tile Floor:**

Management will delay the replacement of the clubhouse floor. The floor will be cleaned professionally.

**Pool Furniture:**

The pool furniture has been received and installed. This item will be removed from the open items report.

**Perimeter Chain Link Fence:**

All repairs have been made to the fence. The fence is in good condition. The Board asked management to send a picture of the fence.

**V. NEW BUSINESS:**

There was no other new business.

**VI. FINANCIAL REVIEW:**

**Financial Review:**

Mr. Slaman reviewed the May, 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, August 16, 2017 at 7:00 P.M., E.S.T. This will be the 2018 first draft budget review meeting.

**IX. SET THE DATE OF THE ANNUAL MEETING:**

**Set the date for the Annual Meeting:**

The Board set the Annual Meeting for November 7, 2017 at 4:00 P.M., E.S.T. This will be added to the open items report.

**X. 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 8:08 P.M., E.S.T.

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

**Board of Directors Meeting Minutes:**

The Board approved the minutes to the April 26, 2017 Board of Directors Meeting.

**Sale of additional unit-weeks to GEVC:**

The Board approved the sale of an additional seventy unit-weeks to GEVC.

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Josephine Krantz, Vice President/Secretary/Treasurer

Date

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