

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.
SPECIAL MEETING OF THE BOARD OF DIRECTORS
HELD AS A CONFERENCE CALL
JULY 24, 2013 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
Maria Monteiro - General Manager

The meeting was called to order at approximately 7:03 P.M., E.S.T. by Mr. Heyde.

II. MINUTES:

Mr. Shuster made a motion to approve the minutes to the June 26, 2013 Board of Directors Meeting with Ms. Krantz's inspection being corrected in the minutes to the third quarter. Ms. Krantz seconded the motion. The motion was approved unanimously.

III. RESORT STATUS:

Ms. Monteiro reported the following:

Current occupancy is approximately 83%.

We have started to offer complimentary coffee in the mornings. This service is a big hit with our guests.

Coffee chats are going well. Owners are happy.

Hotel Impossible taped part of their show in the Club Sevilla Restaurant. They produced a show on the Sevilla Inn and stayed at Club Sevilla during the production of the show.

IV. OLD BUSINESS:

Association owner unit-weeks:

Mr. Slaman reported that as of July 24, 2013, there are twenty-six (26) unit-weeks in inventory.

Bulk Sales of Association Unit-weeks:

The Board asked for an update as to how many unit-weeks have been sold of the Bulk sale unit-weeks. Mr. Slaman informed the Board that fifty (50) unit-weeks have been sold with eighty-one (81) unsold. The majority were sold with 2014 occupancy.

Markets being utilized to sell/rent unit-weeks:

Management gave a summary of the activity created by the different marketing outlets used by the Association.

Board Member unit Inspections:

Ms. Krantz discussed issues she found during her third quarter inspection. The major issues discussed were problems with sidewalks being pushed up by tree roots and the puddling of water at various locations. Water puddling will be added to the open items report.

Constant Contact:

An email blast was sent out regarding the new inventory that is available.

Building Ceilings:

This project is on hold until occupancy levels decline.

Front Entrance Landscaping:

There was nothing to report.

Entrance Doors:

The main entrance door and the lock-out entrance door for unit 125 were replaced. The doors look great.

Roof Cleaning:

Management received a bid to clean the roofs for \$8,250.00. The Board requested that management get a bid to seal the roofs. Ms. Hicks suggested that management try a product called Wet it and Forget it on one of the small roofs.

Wireless Internet:

Mr. Heyde discussed all the work that was done to resolve the issues with the wifi during his visit to the resort. The problems are complex and will not be resolved without spending additional funds.

Mr. Shuster made a motion to approve \$38,000.00 to fix and upgrade the wifi in Phase I. Ms. Krantz seconded the motion. The motion was approved unanimously.

Mr. Slaman informed the Board that a new wifi reserve account has been added to the 2014 budget. It will have a five year useful life and will be for \$25,000.00. Phase I's share is \$16,025.00.

Pool Furniture:

The manufacturer of the pool furniture straps has agreed to come to the resort and investigate why the straps failed.

V. NEW BUSINESS:**Review the Proposed Budget for 2014:**

Management reviewed the proposed budget with the Board. The Board agreed to consider the budget at the next Regular Meeting of the Board of Directors.

Allocation of the Reserve Interest Income for 2013:

Ms Krantz made a motion to approve the allocation of the 2013 reserve interest income to the HVAC reserve account. Ms. Hicks seconded the motion. The motion was approve unanimously.

Set the date of the Regular Meeting of the Board of Directors to consider the 2014 Budget:

The Board agreed to hold the meeting to consider the 2014 budget on September 4, 2013.

VI. FINANCIAL REPORT:

Mr. Slaman reviewed the June, 2013 Financial Statements and Key Indicators Report with the Board.

VII. RCI COMMENTS:

The Board Members reviewed the comment cards.

VIII. NEXT MEETING:

The next Board of Directors Meeting will be held on September 4, 2013 at 7:00 P.M., E.S.T. At the next meeting, the Board will consider the approval of the 2014 budget and review the financial statements for July, 2013.

IX. ANNUAL MEETING:

The Board set the Annual Meeting for November 11, 2013.

X. ADJOURN THE MEETING:

Ms. Krantz made a motion that the meeting be adjourned. The motion was seconded by Mr. Shuster. The motion was approved unanimously. The meeting was adjourned at approximately 8:46 P.M., E.S.T.

ACTIONS TAKEN BY THE BOARD OF DIRECTORS:

Board of Directors Meeting Minutes:

The Board approved the minutes to the June 26, 2013 Board of Directors Meeting.

Allocation of the 2013 Reserve Interest Income:

The Board approved the allocation of the 2013 reserve interest income to the HVAC reserve account.

Josephine Krantz, Vice President/Secretary/Treasurer

Date

