

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS
HELD AS A CONFERENCE CALL
SEPTEMBER 4, 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 7:00 P.M., E.S.T. by Mr. Heyde.

II. MINUTES:

Mr. Shuster made a motion to approve the minutes to the July 24, 2013 Board of Directors Meeting. Ms. Hicks seconded the motion. The motion was approved unanimously.

III. RESORT STATUS:

Ms. Monteiro reported the following:

Current occupancy is approximately 57%.

The pool had a leak under the pool deck by the top of the deep end. The repair was done by the maintenance staff.

Coffee chats are going well.

IV. OLD BUSINESS:

Association owner unit-weeks:

Mr. Slaman reported that as of September 4, 2013, there are twenty-five (25) unit-weeks in

inventory. Six units have been sold at the new price of \$1,000.00.

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 the buyer of the bulk unit-weeks sold Seventy-five (75) Phase I unit-weeks leaving fifty-six (56) unit-weeks unsold. They have sold a total of one hundred eighteen (118) unit-weeks out of the two hundred three (203) unit-weeks purchased. The majority of the unit-weeks sold 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:

There was no inspection report for this meeting.

Constant Contact:

An email blast for September will be sent out this week regarding the available inventory.

Building Ceilings:

This project is on hold until we have cooler weather.

Front Entrance Landscaping:

There was nothing to report.

Entrance Doors:

The main entrance door and the lock-out entrance door for unit 425 were replaced. The doors look great.

Roof Cleaning:

Management received a bid to clean, seal and paint the roofs. The roofs will be painted to match the clubhouse, building 1, and building 2's roofs. Painting the roofs will extend the useful life of the roofs for five more years.

Ms. Krantz made a motion to accept the bid from Mallard Systems to clean, seal, and paint the roofs with an estimated cost of \$40,000.00. Mr. Shuster seconded the motion. The motion was approved unanimously.

Wireless Internet:

Mr. Slaman informed the Board that a second bid had been received to upgrade Phase I's wifi system in the amount of \$60,000.00. Since the first bid was considerable lower than the new bid, the Board asked management to move forward and awarding the job to Applied Systems, Inc.

Since the Board previously approved \$38,000.00 to fix and upgrade the wifi in Phase I, no additional action is necessary by the Board.

Pool Furniture:

The manufacturer of the pool furniture straps will not work with us to replace the failed straps. Management will find a new company.

Water Puddling:

This issue has been tabled until the Board can inspect the property during the Annual Meeting.

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

Mr. Shuster made a motion to approve the 2014 budget with a maintenance fee of \$625.00 per unit-week. Ms. Krantz seconded the motion. The motion was approved unanimously.

VI. FINANCIAL REPORT:

Mr. Osborn reviewed the July, 2013 Financial Statements. Mr. Slaman reviewed the July, 2013 Key Indicators Report.

VII. RCI COMMENTS:

The Board Members reviewed the comment cards. The Board read two comments regarding bad mattresses and asked management to inspect the specific mattresses to see if they were ready for replacement. This will be added to the open items report.

VIII. NEXT MEETING:

The next Board of Directors Meeting will be held on November 11, 2013 at 10:00 A.M., E.S.T. in the clubhouse. The Board will review the financial statements through September, 2013.

IX. ANNUAL MEETING:

The Board set the Annual Meeting for November 11, 2013 at 4:00 P.M., E.S.T.

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 8:23 P.M., E.S.T.

ACTIONS TAKEN BY THE BOARD OF DIRECTORS:

Board of Directors Meeting Minutes:

The Board approved the minutes to the July 24, 2013 Board of Directors Meeting.

Roof Cleaning, Sealing, and Painting:

The Board approved the bid from Mallard Systems to clean, seal, and paint the roofs.

2014 Annual Budget:

The Board approved the 2014 Annual Budget.

Josephine Krantz, Vice President/Secretary/Treasurer

Date