

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS
HELD AT AS A TELEPHONE CONFERENCE CALL
SEPTEMBER 27, 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
Cyndi Hicks - Vice President
Josephine Krantz - Vice President/Secretary/Treasurer

Absent for the Board of Directors:

Patrick Kregiel - Vice President

Present for Osceola Resort Management Company:

Robert A. Slaman - President

Absent for Osceola Resort Management Company:

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:

Ms. Hicks made a motion to approve the minutes to the August 16, 2017 Board of Directors Meeting.
Ms. Krantz seconded the motion. The motion was approved unanimously.

III. RESORT STATUS:

In Ms. Dalomba's absence, Mr. Slaman reported the following:

Current occupancy is approximately 55%.

Hurricane Irma damaged the front entrance sign, some of the fences, and caused a leak in building nine. The awnings were removed prior to the storm to protect them from damage. Both awnings should be replaced.

IV. OLD BUSINESS:

Association owned unit-weeks:

As of September 27, 2017, there are one hundred forty- eight (148) unit-weeks in inventory.

Sales and Marketing Company:

Mr. Slaman told the Board that Osceola Resort Realty Company sold thirty-nine (39) unit-weeks in 2017. Of those sales, twenty-five (25) unit-weeks were CS I unit-weeks.

The closing with GEVC took place in 2016. 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 three quarterly maintenance fee and tax payments on the one hundred ninety-eight (198) CSI unit-weeks they will utilize this year. The fourth quarterly payment is due on October 1st. These are the weeks that occur from week 27 through week 52.

GEVC agreed to purchase an additional seventy (70) unit-weeks. All seventy (70) unit-weeks had clear title. GEVC will close on these unit-weeks as soon as the California Department of Real Estate approves the closing. GEVC expects the closing to take place in January of 2018.

Board Member Unit Inspections:

Ms. Hicks conducted the third quarter inspection on August 31, 2017. The following items were discussed: cut fence, clean face of cabinets, the resort needs to be pressure washed, paint stairs, the play ground needs to be renovated, trim the bird of paradise, the landscaping under the stairs needs to be addressed, and there are some missing/cracked pavers by building four.

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:

There are a total of thirty-two (32) sets of entrance doors replaced.

Kitchen Ceilings:

There has been no activity on this item

Sound Proof Doors:

All fifty (50) sound proof doors have been installed in Phase I. This job has been completed.

New Linen Package:

Management has ordered all the linen. The bed skirt sample that was ordered was not acceptable so the remaining bed skirts still need to be ordered.

Management Agreement:

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

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.

Perimeter Chain Link Fence:

The fence was cut the night of the last Board Meeting. The fence will be repaired again. There is a cut in the fence by the tennis court. Management will repair the fence there also.

Annual Meeting:

The Annual Meeting is scheduled for November 7, 2017 at 4:00 P.M., E.S.T.

Internal Exchange Program:

The internal exchange program is not working due to the lack of Owner involvement. The Association inventory is not being used in the program. Association inventory is being sold and/or put up for rent. This item is being added to the open items report.

V. NEW BUSINESS:

Adopt the 2018 Proposed Budget:

Mr. Shuster made a motion to adopt the 2018 proposed budget as submitted by Management. Ms. Krantz seconded the motion. The motion was approved unanimously.

Set the date for the next meeting:

The next Special Meeting of the Board of Directors is set for Tuesday, November 7, 2017 at 10:00 A.M., E.S.T. the morning of the Annual Meeting.

VI. FINANCIAL REVIEW:

Financial Review:

Mr. Slaman reviewed the August, 2017 Financial Report and Key Indicators Report with the Board Members.

VII. COMMENT CARDS:

Comment Card:

The Board reviewed the RCI comment cards. Mr. Slaman said we qualified to receive the Silver Crown Award. Several of the comment cards mentioned bed bugs. Mr. Slaman said we did not have bed bugs in those rooms. The Board Members asked that Management continue to make every effort to look for and detect bed bugs.

VIII. ADJOURNMENT:

Adjournment:

Mr. Shuster made a motion that the meeting be adjourned. Ms. Krantz seconded the motion. The motion was approved unanimously. The meeting was adjourned at approximately 7:55 P.M., E.S.T.

ACTIONS TAKEN BY THE BOARD OF DIRECTORS:

Board of Directors Meeting Minutes:

The Board approved the minutes to the August 16, 2017 Board of Directors Meeting.

2018 Budget:

The Board approved the 2018 budget as submitted by Management.

Josephine Krantz, Vice President/Secretary/Treasurer

Date

These minutes were approved by the Board of Directors at the _____ Board Meeting.