

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.
SPECIAL MEETING OF THE BOARD OF DIRECTORS
HELD IN THE CLUBHOUSE
NOVEMBER 11, 2013, 10:00 A.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
Josephine Krantz - Vice President/Secretary/Treasurer
Cynthia Hicks - Vice President

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 10:04 A.M., E.S.T. by Mr. Heyde.

Minutes:

Mr. Shuster made a motion to approve the minutes to the September 4, 2013 Board of Directors Meeting. Ms. Hicks seconded the motion. The motion was approved unanimously.

II. RESORT STATUS:

Ms. Monteiro reported the following:

Current occupancy is approximately 44%.

Building five has had plants, lava rock and mulch installed.

Owners Coffee Chats are going well.

III. OLD BUSINESS:

Association owner unit-weeks:

There are forty-one (41) unit-weeks in inventory. Management informed the Board, since the bulk sale, that there have been twenty-one (21) sales with fourteen (14) unit-weeks being Phase I sales.

Bulk Sale Update:

Of the one hundred thirty-one units sold in bulk, only eleven (11) remain unsold.

Markets being used to sell inventory:

Management updated the Board Members as to who management is currently marketing Club Sevilla=s unit-week inventory for sale or rent.

Board Member Unit Inspections:

The Board agreed to the following inspection schedule for 2014:

Mr. Heyde - 1st Quarter

Mr. Kregiel/Mr. Shuster - 2nd Quarter

Ms. Krantz/Ms. Hicks - 3rd Quarter

Annual Meeting - 4th Quarter

Constant Contact:

Management will be sending out a November Happy Thanksgiving and Sales Blast.

Building Ceilings:

Ceiling repairs are on hold until 2013. The balance of building two=s repairs will be made after January 1, 2013.

Front Entrance Landscaping:

The installation of a fence has been delayed until the Spring. The Board asked management to bid out the cost of a hedge on the eastern border of the front entrance.

Front Entrance Doors:

Doors will be replaced on an as needed basis.

Roof Cleaning:

The roofs have been cleaned and painted. The Board discussed painting the roofs of the Clubhouse, Building one and Building two.

Mr. Kregiel made a motion to painting the roofs of the Clubhouse, Building one and Building two.

Ms. Hicks seconded the motion. The motion was approved unanimously.

Wireless Internet:

The wireless internet project has been completed. Applied Systems will put together a WIFI setup checklist for our Owners to follow.

Pool Furniture:

The furniture has been re-strapped. This item will be taken off the open items report.

Water Puddling:

Management will purchase a squeegee and have the houseman remove standing water.

Mattresses:

The mattresses have been inspected and are acceptable. This item will be taken off the open items report.

Brighthouse:

The Board requested that the channel lineup be added to the room directories and to the check-in package.

Sofas:

This item is on hold.

Leather Storage Ottomans:

Management will obtain bids to purchase leather storage ottomans.

Sidewalk Trip Hazards:

Management will remove all sidewalk trip hazards.

IV. NEW BUSINESS:**IRS Resolution 70-604 (Non-member Income Rollover):**

Ms. Krantz made a motion to adopt IRS Resolution 70-604 for the year ending December 31, 2013. Mr. Shuster seconded the motion. The motion was approved unanimously.

2013 Christmas Bonuses:

The Board reviewed the 2013 Christmas bonuses. Ms. Hicks made a motion to approve the 2013 Christmas bonuses. Mr. Shuster seconded the motion. The motion was approved unanimously.

Limited Power of Attorney:

The Board discussed signing a Limited Power of Attorney giving management the ability to sign ownership transfer documents to simplify the sales process.

Ms. Krantz made a motion to approve signing the Limited Power of Attorney giving management the ability to sign ownership transfer document. Ms. Hicks seconded the motion. The motion was approved unanimously.

RCI Award:

Club Sevilla has been awarded for the fifth year in a row the Silver Crown Award.

V. FINANCIAL REVIEW:

Mr. Osborn and Mr. Slaman reviewed the financial report and Key Indicators report with the Board Members.

VI. COMMENT CARDS:

Comment Card:

The Board reviewed the RCI comment cards.

VII. ADJOURNMENT:

Adjournment to be reconvened:

Mr. Shuster made a motion that the meeting be adjourned to be reconvened at 4:00 P.M. in the event that there is not the required quorum needed to hold the Annual Meeting. Ms. Krantz seconded the motion. The motion was approved unanimously. The meeting was adjourned at approximately 12:36 P.M., E.S.T.

VIII. RECONVENED MEETING:

Mr. Heyde reconvened the Board of Directors Meeting that took place earlier in the day. The meeting was reconvened at 4:04 P.M., E.S.T.

President=s Report:

Mr. Heyde discussed the Association=s major improvements and accomplishments. Many projects have been completed including: front entrance landscaping, new state of the art wifi system, pool furniture has been re-strapped and painted (20% of the cost of purchasing new), several front entrance doors have been replaced, the Clubhouse has a new awning and most importantly the Association has sold hundreds of non-performing unit-weeks to new owners.

RCI Silver Crown Award:

Mr. Slaman informed the Owners present that Club Sevilla won the RCI Silver Crown Resort Award for 2014. This is the fifth year in a row that Club Sevilla has been honored with this award.

Financial Update:

Mr. Slaman discussed the current financial condition of the Association and happily reported that the Association is \$30,000.00 ahead of the budget which will further help offset bad debt being incurred by the Association.

Open Discussion:

Mr. Heyde answered all Owners questions.

Board Vacancy:

Due to the lack of a quorum at the Annual Meeting, Mr. Shuster made a motion to re-appoint Mr. Kregiel and Ms. Krantz to the Board of Directors for an additional three year term (2014, 2015, and 2016). Ms. Hicks seconded the motion. The motion was approved unanimously.

Maria Dalomba Monteiro Retirement:

After twenty-one (21) years of service, Ms. Monteiro retired effective November 15, 2013.

Adjournment:

Mr. Shuster made a motion that the meeting be adjourned. The motion was seconded by Mr. Kregiel. The motion was approved unanimously. The meeting was adjourned at approximately 4:50 P.M., E.S.T.

ACTIONS TAKEN BY THE BOARD OF DIRECTORS:

Board of Directors Meeting Minutes:

The Board approved the minutes to the September 4, 2013 Board of Directors = Meeting.

Roof Cleaning:

The Board approved painting the roofs of the Clubhouse, Building one and Building two.

IRS Resolution 70-604 (Non-member Income Rollover):

The Board approved the IRS Resolution 70-604 for the year ending December 31, 2013.

2013 Christmas Bonuses:

The Board approved the 2013 Christmas Bonuses.

Limited Power of Attorney:

The Board approved the Limited Power of Attorney.

Board Vacancy:

The Board re-appointed Mr. Kregiel and Ms. Krantz to the Board of Directors for three more years (2014, 2015 and 2016).

Josephine Krantz, Vice President/Secretary/Treasurer

Date