

**CLUB SEVILLA II CONDOMINIUM ASSOCIATION, INC.
SPECIAL MEETING OF THE BOARD OF DIRECTORS
HELD AT AS A TELEPHONE CONFERENCE CALL
FEBRUARY 8, 2017, 8:00 P.M., E.S.T.**

I. CALL TO ORDER:

Present for the Board of Directors:

Barry Faughnan - President
Kennith Reese - Vice President
Kim McCarty - Vice President
Jackie Spears - Vice President
Donna Latham - 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 8:07 P.M., E.S.T. by Mr. Faughnan.

II. APPROVE THE MINUTES OF THE LAST MEETING:

Minutes:

Ms. Latham made a motion to approve the minutes to the November 3, 2016 Board of Directors Meeting and Annual Meeting. Ms. Spears seconded the motion. The motion was approved unanimously.

III. RESORT STATUS:

Ms. Dalomba reported the following:

Current occupancy is approximately 83%.

The remaining issues will be discussed during the review of the Open Items.

IV. OLD BUSINESS:

Association owner unit-weeks:

As of February 8, 2017, there are one hundred (100) unit-weeks in inventory. Management completed the foreclosure sale of an additional thirty-six (36) unit-weeks on January 24, 2017. Management is still waiting for the Trustee's Deed to be recorded before they can add these unit-weeks to the inventory list.

Sales and Marketing Company:

Mr. Slaman told the Board that Osceola Resort Realty Company sold five unit-weeks in January and three so far in February. There were no Phase II sales.

The closing has taken place with GEVC. The Association sold two hundred sixty-eight (268) unit-weeks. A total of six hundred nineteen (619) unit-weeks were sold in total. GEVC will be paying maintenance fees on one hundred forty-eight (148) CSII unit-weeks this year.

Building Ceilings:

There has been no activity on this item.

Constant Contact:

The next newsletter will be released in February. Ms. Kim McCarty will be the featured Board Member.

New Linen Package:

Management is pulling together the final bid for the linen package.

Wifi Maintenance Agreement:

Management is getting a bid from Hotel Internet Services.

Sound Proof Doors:

There are ten (10) sound proof doors remaining to be replaced in Phase I. After Phase I is completed, we will replace the door in unit 1004 and then move into buildings 8 and 9.

Lock-off Furniture:

The installation of the refrigerator and microwave has been completed. Management had to order a smaller desk to make the furniture in the lock off room fit. The desks are on order.

Management Agreement:

Ms. Krantz is re-writing a new Management Agreement to bring it up to date.

Clubhouse Bathrooms:

Mr. Reyes said it would cost \$12,000.00 per bathroom plus supplies to renovate the bathrooms. Management asked him to sharpen his pencil and see if he could do better.

Clubhouse Tile Floor:

Management will ask Mr. Reyes for a bid to replace the tile floor in the Clubhouse. This item will be added to the Open Items Report.

Pool Furniture:

This item is being added to the Open Items Report.

V. NEW BUSINESS:

Election of Officers for 2017:

Ms. McCarty made a motion that the Board Members retain the same positions as last year. Ms. Spears seconded the motion. The motion was approved unanimously.

VI. FINANCIAL REVIEW:

Financial Review:

Mr. Slaman reviewed the December, 2016 Financial Report with the Board Members. Mr. Slaman discussed the worst case scenario with regards to bad debt and the deficit and a plan to overcome these issues

VII. COMMENT CARDS:

Comment Card:

The Board reviewed the RCI comment cards.

VIII. SET THE DATE FOR THE ANNUAL MEETING:

Set the date for the Annual Meeting:

The next Annual Meeting is set for Thursday, November 2, 2017 at 4:00 P.M., E.S.T.

IX. ADJOURNMENT:

Adjournment:

Ms. Latham made a motion that the meeting be adjourned. Ms. McCarty seconded the motion. The motion was approved unanimously. The meeting was adjourned at approximately 9:05 P.M., E.S.T.

ACTIONS TAKEN BY THE BOARD OF DIRECTORS:

Board of Directors Meeting Minutes:

The Board approved the minutes to the November 3, 2016 Board of Directors Meeting and Annual Meeting.

Election of Officers for 2017:

The Board Members approved keeping the Officers the same as last year.

Donna Latham, Vice President/Secretary/Treasurer Date

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