

**CLUB SEVILLA II CONDOMINIUM ASSOCIATION, INC.**  
**SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**HELD IN THE CLUBHOUSE**  
**NOVEMBER 14, 2013, 10:00 A.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/Secretary/Treasurer  
Donna Latham - 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 10:14 A.M., E.S.T. by Mr. Faughnan.

**Minutes:**

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

**II. RESORT STATUS:**

Ms. Monteiro reported the following:

Current occupancy is approximately 50%.

Building five has had plants, lava rock and mulch installed. This is an example of the landscaping management would like to install for the remaining buildings when funds become available.

Owners Coffee Chats are going well.

**III. OLD BUSINESS:**

**Association owner unit-weeks:**

There are twenty-six (26) unit-weeks in inventory. Management informed the Board, since the bulk sale, there have been twenty-one (21) sales with seven (7) unit-weeks being Phase II sales.

**Bulk Sale Update:**

Of the seventy-two units sold in bulk, only eleven (11) remain unsold.

**Building Ceilings:**

Ceiling repairs are on hold.

**Front Entrance Landscaping:**

The Board asked management to bid out the cost of a hedge on the eastern border of the front entrance.

**Roof Cleaning:**

The roofs have been cleaned and painted. The Board discussed painting the roof of the Clubhouse.

Ms. McCarty made a motion to paint the roof of the Clubhouse. Ms. Latham seconded the motion. The motion was approved unanimously.

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

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

**2013 Christmas Bonuses:**

The Board reviewed the 2013 Christmas bonuses. Mr. Reese made a motion to approve the 2013 Christmas bonuses. Ms. McCarty 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. Spears made a motion to approve signing the Limited Power of Attorney giving management the ability to sign ownership transfer document. Ms. McCarty 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 reviewed the financial report with the Board Members.

## **VI. COMMENT CARDS:**

### **Comment Card:**

The Board reviewed the RCI comment cards.

## **VII. ADJOURNMENT:**

### **Adjournment to be reconvened:**

Ms. Latham 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. Mr. Reese seconded the motion. The motion was approved unanimously. The meeting was adjourned at approximately 11:03 P.M., E.S.T.

## **VIII. RECONVENED MEETING:**

Mr. Faughnan reconvened the Board of Directors Meeting that took place earlier in the day. The meeting was reconvened at 4:08 P.M., E.S.T.

### **President=s Report:**

Mr. Faughnan 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), Building seven renovations have been completed, 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.

### **Open Discussion:**

Mr. Faughnan answered all Owners questions.

**Board Vacancy:**

Due to the lack of a quorum at the Annual Meeting, Ms. Latham made a motion to re-appoint Ms. Spears to the Board of Directors for an additional three year term (2014, 2015, and 2016). Ms. McCarty 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:**

Ms. Latham made a motion that the meeting be adjourned. The motion was seconded by Ms. McCarty. The motion was approved unanimously. The meeting was adjourned at approximately 4:13 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 roof of the Clubhouse.

**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 Ms. Spears to the Board of Directors for three more years (2014, 2015 and 2016).

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Donna Latham, Vice President/Secretary/Treasurer

Date







