

Approved 10-2-2008

**CLUB REGENCY OF MARCO ISLAND
BOARD OF ADMINISTRATION TELECONFERENCE MEETING
JULY 11, 2008**

The meeting was called to order at 10:00 a.m. by President, Ralph Pearman at Club Regency of Marco Island, Marco Island, Florida. Board members in attendance via telephone were: Ms. Brehm, Mr. Chinavare, Judge Pearman, Dr. Pineno and Mr. Zimmerman. Attending from Hilton Grand Vacations (HGV) were: Tony McHugh – Resort Manager, Roberto Trejos – Assistant to the Resort Manager, Randy Piatt – Regional Vice President Resort Operations – Managed Collection, Lael Kilpatrick – Regional Manager Resort Operations and Riki Martin – Administrative Assistant and Acting Recording Secretary for this meeting.

APPROVAL OF MEETING MINUTES

MOTION was made by Dr. Pineno and seconded by Mr. Zimmerman to approve the minutes of the meeting held on February 29, 2008. Ms. Brehm voted aye, Mr. Chinavare voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

MOTION was made by Dr. Pineno and seconded by Mr. Zimmerman to approve the minutes of the meeting held on April 16, 2008. Ms. Brehm voted aye, Mr. Chinavare voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

MOTION was made by Dr. Pineno and seconded by Mr. Zimmerman to approve the minutes of the meeting held on June 11, 2008. Ms. Brehm voted aye, Mr. Chinavare voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

PROPOSALS AND DISCUSSIONS

a. Master Bathroom Renovations

The Board members had a lengthy discussion on the master bathroom renovations. The shower will have glass doors and the clothes line will be eliminated. **MOTION was made by Dr. Pineno and seconded by Mr. Chinavare to go forward with the bathroom project.** Ms. Brehm voted aye, Mr. Chinavare aye, Judge Pearman voted no, Dr. Pineno voted aye and Mr. Zimmerman no. **Motion carried.**

MOTION was made by Dr. Pineno and seconded by Mr. Chinavare to remodel the 16 bathrooms and make necessary changes to the model unit cost not to exceed \$151,000. Ms. Brehm voted aye, Mr. Chinavare voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

b. DBPR Plan

Ms. Kilpatrick and Mr. McHugh will present available options at the October budget meeting. Ms. Kilpatrick suggested one option might be adding a line item in the budget

to cover the amount needed to satisfy the DBPR. Ms. Kilpatrick will contact the DBPR to see how the deficit can be funded.

FINANCIALS

The Board reviewed the financials.

SALES – DELINQUENCY REPORT

Summary of Accounts

June 2008

	# of Accounts	Outstanding Balance
Lien Action	0	\$
Foreclosure Action	39	36,166.27
Other Action	3	8,365.24
Legal Action on Hold	0	
Association Owned Weeks	2	7,989.96
Total	44	\$52,521.47

RCI & OWNER'S COMMENTS

The Board was concerned with the RCI comments regarding the rudeness by a staff member. Mr. McHugh had a meeting with that employee and advised that rudeness is not part of our Spirit of Service culture and expressed the need for improvement.

PROPERTY REPORT

The Board reviewed the project list.

MOTION was made by Mr. Zimmerman and seconded by Dr. Pineno to go forward with the roof repairs as presented by Crowther Roofing and Sheet Metal of Florida, Inc. Ms. Brehm voted aye, Mr. Chinavare voted aye, Judge Pearman voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

Budget meeting date October 2 & 3, 2008

ADJOURNMENT

MOTION was made by Mr. Chinavare and seconded by Mr. Zimmerman to adjourn the meeting. Ms. Brehm voted aye, Mr. Chinavare voted aye, Judge Pearman

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voted aye, Dr. Pineno voted aye and Mr. Zimmerman voted aye. **Motion carried unanimously.**

Meeting adjourned at 11:40 a.m.