

**CLUB SEVILLA CONDOMINIUM ASSOCIATION, INC.  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
HELD AS A CONFERENCE CALL  
MAY 26, 2010 7:00 P.M., E.S.T.**

**I. CALL TO ORDER:**

**Present for the Board of Directors:**

Rick Heyde - President  
Pat Kregiel - Vice President  
Josephine Krantz - Vice President/Treasurer  
Don Shuster - Vice President  
Cynthia Hicks - Vice President/Secretary

**Present for Osceola Resort Management Company:**

Robert A. Slaman - President  
Michael Osborn - Vice President

**Absent for Osceola Resort Management Company:**

Maria Dalomba - General Manager

The meeting was called to order at approximately 7:04 P.M., E.S.T. by Mr. Heyde.

**Minutes:**

Mr. Shuster made a motion to approve the minutes to the March 31, 2010 Board of Directors' Meeting. Ms. Krantz seconded the motion. The motion was approved unanimously.

**II. RESORT STATUS:**

Mr. Slaman reported the following:

Current occupancy is approximately 51%.

Owners Coffee Chats are excellent.

The repair of the stairs will be completed this week.

The renovation of building four will be completed on June 18, 2010.

The RCI Ratings have been excellent the last two months with May's rating being the highest in Club Sevilla's history..

Management is working on the pool revision bids and tile selection.

### **III. OLD BUSINESS:**

#### **Association owned unit-weeks:**

The Association owns one hundred-ten (110) units. The Association has foreclosed on thirty-eight (38) Holiday Group units with eighteen (18) remaining with a sale date of April 20, 2010.

Management will submit to Lando all Club Sevilla and Club Sevilla II unit-weeks for sale. Lando previously said they would only be buying the 100 unit-weeks required under their contract.

Management has reviewed the contract and determined that the units submitted to Lando for sale and not purchased will be allowed to be sold by the Association as they wish. With this in mind, Management through their brokerage company will submit several marketing options for the Board to consider in case Lando does not purchase all of the unit-weeks.

#### **Board Member Unit Inspections:**

Mr. Heyde and Ms. Krantz will trade their inspection dates to accommodate their schedules. Ms. Krantz will host a pizza party for the staff as a reward for achieving such high RCI Comment Card ratings in May, 2010.

#### **Electronic Communications:**

The Board, through a polling procedure, authorized management to hire NSB Webeffects to design and maintain the new Club Sevilla website. Ms. Krantz made a motion to ratify the action of the Board to hire NSB Webeffects to design and maintain Club Sevilla's new website. Mr. Kregiel seconded the motion. The motion was approved unanimously.

#### **Replacement of Pool Tiles:**

Management discussed the pool refurbishment project with the Board. Management had sent via email a picture of an example of the tile proposed for the pool. Several ideas were discussed such as having brick in lieu of tile on the outside of the pool riser and using a synthetic material for the coping instead of brick. Management will investigate these options. Mr. Slaman will get some pictures of the Lighthouse Cove pool where brick was used instead of tile on the outside of the riser. The Board requested that the pool deck be cleaned as soon as possible.

**Building Steps:**

This project has been completed and will be removed from open items.

**Sofas:**

Management is waiting for the sample to be shipped. The Board requested that the Clubhouse sofas be re-upholstered as soon as possible.

**Armoires:**

The Board requested that management get a projected finish date for this project.

**IV. NEW BUSINESS:****Vacant Land behind Club Sevilla II:**

Mr. Slaman informed the Board that an offer has been received for the land behind Club Sevilla II. The offer is \$100,000.00. Club Sevilla has a 30 day first right of refusal to purchase the land at the offer price. The Board discussed this issue at length. The Board requested that Mr. Slaman supply them with proof of the offer, a statement the land owner intends to sell the land and a boundary survey showing the storm water drainage pond/facility. This will be added to the open items report.

**V. FINANCIAL REVIEW:**

Mr. Osborn reviewed the Association's March, 2010 financial statement with the Board Members. Mr. Osborn reported the current collection percentages at 81.3% with overpayments applied to current years fees. Mr. Osborn reported that an analysis of the owners generated by Lando sales over the past three years showed a collection percentage in line with the general collection percentages of Club Sevilla as a whole with only two Owners delinquent two years.

**VI. COMMENT CARDS:**

The Board reviewed the comment cards and commented on how good they were.

**Next Meeting:**

The next meeting will be held on July 28, 2010 at 7:00 P.M., E.S.T. as a conference call. This will be the 2011 budget review meeting.

**Adjournment:**

Mr. Kregiel made a motion that the meeting be adjourned. Ms. Krantz seconded the motion.

The motion was approved unanimously. The meeting was adjourned at approximately 8:02 P.M., E.S.T.

**ACTIONS TAKEN BY THE BOARD OF DIRECTORS:**

**Minutes:**

The Board approved the minutes to the March 31, 2010 Board of Directors' Meeting.

**Hiring of NSB Webeffects:**

The Board approved and ratified the action of the Board to hire NSB Webeffects to design and maintain Club Sevilla's new website.

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Cynthia Hicks, Vice President/Secretary

Date





