

**EAGLE'S NEST ON MARCO BEACH
BOARD OF DIRECTORS MEETING
SATURDAY, JUNE 5, 2010**

The meeting was called to order at 10:00 a.m. at Eagle's Nest Resort, Marco Island, Florida. Board members in attendance were: Fred Bathon, Sharon Bohrer, Wayne Gruber, Bob Kelsey (via telephone) and Mitch Moore. Attending from Hilton Grand Vacations Company were: Mona Fohlbrook – Resort Manager, Nelly Rafael – Assistant to the Resort Manager, Neil Hutchinson – Vice President Association Management Services, Andy Burchak – Director Risk Management, Lael Kilpatrick – Regional Director Resort Operations.

APPROVAL OF PREVIOUS MINUTES

MOTION was made by Mr. Bathon and seconded by Mr. Moore to approve the minutes of the 8:30 a.m. and 1:00 p.m. meetings held on March 8, 2010. Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

MOTION was made by Mr. Bathon and seconded by Mr. Moore to approve the minutes of the May 14, 2010 teleconference meeting. Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

ASSISTANT OFFICERS/CONSULTANTS DISCUSSION/DECISION

The Board discussed the board consultants being officially appointed as assistant non-elected non-voting officers. The board members were in agreement to keep them as consultants and take the language of the policy to the attorney for review and make a recommendation at a future board meeting.

Mr. Burchak stated that in the insurance policy volunteers are covered by the Directors and Officers coverage.

FINANCIAL UPDATE

- **Review of YTD Financials**

The Board reviewed the preliminary May financials. Eagle's Nest is currently operating with a positive variance of \$87,313.

The store is averaging \$1,000 below target each month.

- **Status of Owner Fee Payments**

As of May 97.46% have paid their maintenance fees.

- **Sale of Association Owned Weeks**

Currently reflects a profit of \$37,357. Some of this profit may be lost if we take back and resell high debt weeks at a loss.

RESORT PROJECT UPDATE

Parking lot drainage issues and curbs spacing for future consideration

The Board discussed options for increasing parking spaces, realigning the parking bumpers, and possible removal of one tennis court. Management will provide possible solutions at the budget meeting in November.

Ms. Kilpatrick stated that currently Eagle's Nest overflow parking has been using The Charter Club of Marco Beach. Charter Club is researching the installation of a gate which could cause a problem for Eagle's Nest owners/guests who park there. Ms. Kilpatrick will check with Charter Club to see if they would be willing to negotiate a solution on overflow traffic from Eagle's Nest in the event a gate is installed. Negotiations thus far with neighboring properties Marriott and Marco Beach Ocean Resort have been unsuccessful.

Mr. Kiper suggested installing a sump pump to reduce amount of water in the parking lot. **MOTION was made by Mr. Kelsey and seconded by Mr. Bathon the Board authorizes the President to sign off on the sump pump proposal providing it does not exceed \$7,500.** Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

Walkway Project Update

Jeff Anderson showed a slide show of Tower work in progress. Management has been pleased with CSJ's work through completion of the first of the three phase project.

Decision on Villa Walkway Contractor

MOTION was made by Mr. Kelsey and seconded by Mr. Bathon to award CSJ the contract for villa walkway project not to exceed budgeted amount of \$206,000. Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

MOTION was made by Mr. Kelsey and seconded by Mr. Bathon to authorize a change order to the Tower contract to include mezzanine balcony restoration, hand rail replacement and tile replacement. Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

12:00 a.m. – 1:00 p.m. lunch recess

Awning Update

MOTION was made by Mr. Kelsey and seconded by Mr. Bathon not to re-install high level awnings on the Tower building. Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

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Automated External Defibrillator (AED) Update

Mr. Gruber recommended that the Board consider purchasing one AED for the front lobby and train the necessary employees. The Board discussed the liabilities of the AED. Mr. Hutchinson recommended an outside third party professional for placement, installation, training and maintenance of the equipment.

MOTION was made by Mr. Bathon and seconded by Mr. Gruber to purchase one Automated External Defibrillator (AED) for the lobby and coordinate with county EMS. Mr. Bathon voted aye, Mrs. Bohrer voted no, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted no. **Motion carried.**

Refinish or Replaced Dining /Coffee Tables

MOTION was made by Mr. Moore and seconded by Mrs. Bohrer to purchase new dining and coffee tables subject to the Board seeing the final product and having approval at the budget meeting. Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

Bath Renovation Review of Structural/Aesthetic Goals

Phil Martin Outback of Plumbing and Jeff Anderson of Karin's Engineering Group gave a presentation summary of the scope of work.

MOTION was made by Mr. Bathon and seconded by Mr. Moore to approve General Contractor, Seacoast Construction for installation of two Tower model baths (both master and guest) by October 2010, for project commencement no later than September 2011. Model will be of a tropical Mediterranean theme and will include replacement of all behind the wall plumbing, plumbing fixtures, toilets, vanity bowls, floor tile, wall tile, cabinets, countertops, mirrors, lighting and accessories, all drain and supply line stacks to be replaced. Model plans to be consistent with layout 2. Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

Fiberglass shower pans will be used in the model and the board will consider composite surround versus tile surround.

ADJOURNMENT

MOTION was made by Mr. Bathon and seconded by Mr. Moore to adjourn the meeting. Mr. Bathon voted aye, Mrs. Bohrer voted aye, Mr. Gruber voted aye, Mr. Kelsey voted aye and Mr. Moore voted aye. **Motion carried unanimously.**

Meeting adjourned at 2:20 p.m.