

**THE CHRISTMAS MOUNTAIN CAMPGROUND ASSOCIATION
ANNUAL MEETING
June 1, 2013**

The Annual Meeting of the Christmas Mountain Campground Association was held June 1, 2013, in the Christmas Mountain Campground Clubhouse. Present were President Dennis Thurow, and Director, Sheri Lundstrom. Absent was Vice President Vonei White, Director Connie Dodd and Secretary/Treasurer Vonei White.

Also present were Chris Santuae, General Manager, Christmas Mountain Village, Kimberly Albert, Room Divisions Manager, Darren Graves, Maintenance Director, and Kim Fries, Senior Manager Association Governance, Bluegreen Resorts Management

President Thurow called the meeting to order at 9:15 am and introduced the members of the board, the members of Bluegreen Resorts Management, Inc. and the Christmas Mountain Village management team.

ESTABLISHMENT OF A QUORUM

- Chris Santuae stated that due to an error at the mail house in April as the PRV owners were not noticed, the annual meeting of the ownership was moved to June to allow proper notice to all ownership. An information meeting was held in April for those owners that had received notification of the meeting.
- There was a quorum with the number of undivided owner interests represented by proxy of 1345, and undivided interests represented by owners in attendance of 74 for a total of 1420.

APPROVAL OF MINUTES

- A motion was made, seconded and carried, to approve the may 19, 2012, Annual Owner Meeting minutes as presented.

VOTING/NOMINATIONS

- There were five owner positions available for the 2013/2014 Board of Directors. President Thurow asked for nominations from the floor. Candidates from the membership included Jason Altman, Charlie Cobb, Constance Dodd, Mike Halvensleben, Sheri Lundstrom, Dennis Thurow, Vonei White, and Susan Wirgau. Candidate had submitted resumes which had been sent to the ownership with the meeting notice and those present spoke to the membership on their qualifications. A ballot was provided to each owner upon checking.

Motion was made and seconded to close the floor for nominations.

FINANCIAL BUSINESS

- Chris Santuae reviewed a report with the ownership detailing the year to day financial picture for the association. Through April the association had a positive variance to budget of \$133,441. Major variances were discussed by department. Discussions followed on account receivable and collection policy. It was noted that the association had 25% delinquent in April.
- Chris Santuae presented the 2013/2014 Operating and Reserve budgets. The adopted budget represented a 1% increase in fees. Major variances were discussed. It was noted that although 2012/2103 was in line with budget many positions were open for various parts of the year. Discussions followed on specific owner questions. Questions followed on the payments by owners including the Bluegreen Vacation Club program.

NEW BUSINESS

- Chris Santuae provided an overview of the operations and the items he and the team had been working. Presentations were made by Kimberly Albert and Darren Graves. Items discussed included on renovations project, RV parking and storage, housekeeping items, Wi-Fi /cable upgrades, reservation processes, website and golf/ski update. Discussions followed on security issues, renovation changes, operational structural and ownership types.
- President Thurow updated the members on the ongoing discussions with the State of Wisconsin concerning the permanent RV sites violations. Discussions continued in which the state noted violations including owners stay exceeding 4 months, dwellings exceeding the allowable size requirement, full time occupancy, and building without permits or in accordance with standard code. Current campground law would stay that a PRV owner may only stay 4 months at the property. Additionally a moratorium had been place on all additions and modifications to the PRV sites while the state considered changes to the campground act. Discussion followed. President Thurow stated a survey had been done regarding setback regulations and fire regulations Local attorney along with Bluegreen was

continuing to work with the board on the issue. A lengthy discussion was held. It was determined that a town hall meeting would be held to provide direct contact with the PRV ownership.

QUESTIONS AND COMMENTS

- Owner questions included RV pads, RV Wi-Fi, activities, selling of RV spots, communication to ownership, bullet board for owner communication, and abandoned storage unit.

OUTCOME OF VOTING

- President Thurow announced the outcome of the vote. Elected were Dennis Thurow, Vonei White, Sheri Lundstrom, Connie Dodd and Charlie Cobb as the 2013/2014 Board of Directors. Kim Fries provided the vote count.

There being no further business, a motion was made, seconded and carried to adjourn the meeting at 12:25 pm.

BOARD APPROVED