

**THE CHRISTMAS MOUNTAIN PROPERTY OWNERS ASSOCIATION
ANNUAL OWNERS MEETING
APRIL 13, 2013**

The Annual Meeting of The Christmas Mountain Property Owners Association was held Friday, April 13, 2013, in the Christmas Mountain Campground Clubhouse. Present were Everett Wood (Villas), President / Director; Dennis Thurow (Campground), Secretary / Treasurer / Director; Lynn Eberl (ROA), Director; Ron Hedrich (Golf Estates), Director. Sheri Lundstrom (Timbers), Vice President / Director was not presented. Also present was Dale Dobis, Regional Director, Bluegreen Resorts Management; Kim Fries, Association Administrator, Bluegreen Resorts Management; Chris Santae, Resort Manager, Bluegreen Resorts Management; resort personnel and approximately 9 owners.

President Everett Wood called the meeting to order at 5:30pm and introduced the members of the board, the members of Bluegreen Resorts Management, Inc. and the Christmas Mountain Village team.

APPROVAL OF MINUTES

The minutes from April 13, 2102 were discussed with a noted correction that Director Lynn Eberl (ROA) was present at the meeting.

- A motion was made by Kathleen Thurow, seconded by Ron Hendrick and carried, to approve the April 13, 2012, annual meeting minutes as amended.

EXPLANATION OF POA

- President Wood provided an overview of the five entities that make up and are responsible for the Property Owners Association. An explanation of how each representative is appointed was discussed.

OFFICER REPORTS

- President Wood commented on filling the Villa position created with the resignation of Cas Kowalski. Mr. Wood thanked Mr. Kowalski for his many years of dedicated service to both the Villas and the POA board. He noted that Mr. Kowalski contributions and leadership through the years for both associations were greatly appreciated.
- No other reports were provided.

FINANCIAL BUSINESS

- Dale Dobis reviewed a report with the ownership detailing the year to day financial picture for the association. Through February the association had a positive variance to budget of \$119,175. Major variances of maintenance and utilities were discussed.
- Dale Dobis presented the 2013/2014 Operating and Reserve budgets. The adopted budget represented a 14.99% increase in fees for the Villas, Campground and Timbers owners and a 5% increase for the ROA and GEA ownerships. Major variances were discussed. Discussions followed on specific owner questions.

NEW BUSINESS

- Darren Graves, Maintenance Director, provided an overview of the operations and the items he and the team had been working on in 2012/2013. He noted a new boiler/water softener system with 88% energy efficiencies, landscaping upgrades, the snow plow and salter plan, and overall effort to work on financial efficiencies through energy saving programs. New activities at the resort were discussed including the star gazer program and ice cream truck.

QUESTIONS AND COMMENTS

- An open questions session was held with topic of back gate hours and operations, mini golf area, notice for the POA, the special assessment for the POA held several years ago, and the survey being conducted at the Campground.

There being no further business, a motion was made by Ron Hedrich, seconded by Susan Hedrich and carried to adjourn the meeting at 6:14pm.