

**THE TIMBERS AT CHRISTMAS MOUNTAIN ASSOCIATION  
ANNUAL MEETING  
APRIL 13, 2013**

The Annual Meeting of the Timbers at Christmas Mountain Association was held April 13, 2013, in the Christmas Mountain Campground Clubhouse. Present were President Sheri Lundstrom, Vice President Connie Dodd, and Secretary/Treasurer Charlie Cobb. Also present were Chris Santuae, Resort Manager, Christmas Mountain Village, Dale Dobis, Regional Director, Bluegreen Resorts Management, Inc, and Kim Fries, Association Administrator, Bluegreen Resorts Management, Inc.

President Lundstrom called the meeting to order at 11:09 am and introduced the members of the board, the members of Bluegreen Resorts Management, Inc. and the Christmas Mountain Village team.

**ESTABLISHMENT OF A QUORUM**

- There was a quorum with 7867.5 owner interests represented by proxy, and 5 interests represented by owners in attendance. A requirement of 10% of the ownership or 2,500 interests were required for an official meeting. A quorum was met.

**APPROVAL OF MINUTES**

- A motion was made, seconded and carried, to approve the April 14, 2012, annual meeting minutes as presented.

**VOTING/NOMINATIONS**

- There were three owner positions available for the 2013/2014 Board of Directors. President Lundstrom asked for nominations from the floor. Candidates from the membership included Connie Dodd, Sheri Lundstrom, and Craig Dorman. Each candidate spoke to the membership on their qualifications. A ballot was provided to each owner upon check in.

**FINANCIAL BUSINESS**

- Secretary/Treasurer Charlie Cobb reviewed the year to date financial summary. Through February the association had a negative variance to budget of \$44,481 primarily due to an increase in budgeted housekeeping fees per check out.
- Secretary/Treasurer Cobb presented the 2013/2014 Operating and Reserve Budgets. The adopted budget represented a 4% increase in fees. Discussions followed.

**NEW BUSINESS**

- An operational update including resort activities and amenities such as the creation of the Elite Access card offering discounts on Food and Beverage, the Mountain Music series, and the addition of an ice cream truck as well as updates regarding the golf course and the unit renovation was presented by Resort Manager Chris Santuae.

**QUESTIONS AND COMMENTS**

- The floor was opened to the ownership and a question and answer session was held.

**OUTCOME OF VOTING**

- Kim Fries announced the outcome of the vote. Elected were Sheri Lundstrom, Connie Dodd, and Charlie Cobb as the 2013/2014 Board of Directors. Mr. Dorman was offered the opportunity to serve in an advisory position.

There being no further business, a motion was made, seconded and carried unanimously to adjourn the meeting at 12:30 pm.