

**THE VILLAS AT CHRISTMAS MOUNTAIN ASSOCIATION  
ANNUAL MEETING  
APRIL 12, 2013**

The Annual Meeting of The Villas at Christmas Mountain Association was held April 12, 2013, in the Christmas Mountain Campground Clubhouse. Present were President Everett Wood, Vice President Diane Braun, Secretary/Treasurer Charlie Cobb, Director Fred Johannes, and Director Constance Dodd. 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 Wood called the meeting to order at 4:05 pm 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 2787 owner interests represented by proxy, and 16 interests represented by owners in attendance. A requirement of 10% of the ownership or 968 interests were required for an official meeting. A quorum was met.

**APPROVAL OF MINUTES**

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

**VOTING/NOMINATIONS**

- There were five positions available for the 2013/2014 Board of Directors. President Wood asked for nominations from the floor. Candidates from the membership included Everett Wood, Fred Johannes, Charlie Cobb, Diane Braun, Constance Dodd. Kim Fries noted that the write in candidate of Yvonne Dyer had also offered herself for nomination. Candidates either spoke to the membership on their qualifications or had submitted written qualification which was provided to each member. A ballot for voting was provided to each owner upon check in.

**FINANCIAL BUSINESS**

- Dale Dobis reviewed the year to date financial summary. Through February the association had a positive variance to budget of \$17,767 primarily due to efficiencies in utilities.
- Dale Dobis presented the 2013/2014 Operating and Reserve Budgets. Discussions followed on the budget allocation method to sq footage and increase or decreased in maintenance fees. Questions followed on Bluegreen Vacation Club (BVC) ownership and their maintenance fee charges. Mr. Dobis noted that all fees per unit type were the same regardless of the type of ownership. The BVC pays and is billed the same as a deeded owner at the Villas.

**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 Everett Wood, Diane Braun, Fred Johannes, Connie Dodd, and Charlie Cobb as the 2013/2014 Board of Directors.

There being no further business, a motion was made by Terry Nelson, seconded by Mildred Shaifer, and carried unanimously to adjourn the meeting at 5:15 pm.