

**CHRISTMAS MOUNTAIN CAMPGROUND ASSOCIATION
ANNUAL OWNERS MEETING
APRIL 5, 2014**

The Annual Meeting of Christmas Mountain Campground Association was held Saturday, April 5, 2014, in the Christmas Mountain Campground Clubhouse. Present were Director/President Dennis Thurow; Director Constance Dodd and Director Charlie Cobb; Director Vice/President Vonei White and Director/Secretary/Treasurer Sheri Lundstrom were not present. Present also were Dale Dobis, Regional Director, Bluegreen Resorts Management; Michele D'Alessandro, Association Governance, Bluegreen Resorts Management; Chris Santuae, Resort Manager Christmas Mountain Village; resort personnel and approximately 107 owners.

Director Thurow called the meeting to order at 9:04 a.m. and introduced the members of the board, the members of Bluegreen Resorts Management, Inc. and the Christmas Mountain Village team.

Director Thurow appointed Michele D'Alessandro as Acting Secretary for the purpose of recording the minutes.

MEETING NOTICE AND QUORUM

Director Thurow stated that the meeting notice was given in accordance with the State Statutes and the By-Laws of the association. Mr. Thurow stated that there was a quorum with 2421 owner interests represented by proxy and 71 interests represented by owners in attendance. The quorum requirement is 20% of the ownership.

APPROVAL OF PRIOR MINUTES

The minutes from June 1, 2013 were presented.

Motion: Gary Tiltan made the motion to approve the June 1, 2013 minutes as presented. Raymond Esteviz seconded the motion which was unanimously approved.

OFFICER REPORTS

There were no officer reports.

NOMINATION OF CANDIDATES

There were five owner positions available for the 2014/2015 Board of Directors. Director Thurow asked for nominations from the floor; Bill Brennum nominated himself from the floor. Candidates from the membership included Dennis Thurow, Vonei White, Sheri Lundstrom, Constance Dodd, Charlie Cobb, Yogi Mueller and Bill Brennum; each candidate present spoke to the membership on their qualifications. A ballot was provided to each owner upon check in.

UNFINISHED BUSINESS

Director Cobb stated that there is no unfinished business.

NEW BUSINESS

Darren Graves gave an update on the 1st quarter projects that were completed or are in progress. Road work is scheduled to the cottages, clubhouse and main road. Wi-Fi was installed in the RV portion of the campground. The RV storage lot is finished.

Darren Graves gave a maintenance update for the Spring of 2014. Renovations for 51 of the units will be completed by April 17th; several decks throughout the cottages will be power washed and repaired as needed. Exterior repair will begin weather permitting in April. There will be continued implementation of the landscape project with the adjustment to the flowers and focus on the turf restoration, leaf removal and selective tree removal. A portion of the RV pads will be improved this Spring along with installing grills between the cottages.

Kimberly Albert gave an update on employee awards and achievements stating that they had two associates that were selected for the Gung Ho Celebration in Orlando, FL. The CMV Campground Medallia scores for Overall Experience are at

a 35.1%; there is strong preference for updated units. The RCI score is currently 4.1%. In addition Kimberly noted that there are no liability claims pending and the safety and accident prevention continues to be a top priority.

FINANCIAL BUSINESS

Chris Santuae discussed the Treasurers Report, explaining the variances through February 28th, 2014. There is currently a \$325,815 deficit which is attributed to bad debt.

Chris Santuae presented the 2014/2015 Operating and Reserve budgets. The adopted budget represented a 7.00% increase in fees.

OUTCOME OF VOTING

Director Thurow announced the outcome of the voting. The 2014/2015 Board of Directors are Charlie Cobb, Constance Dodd, Sheri Lundstrom, Dennis Thurow, and Yogi Mueller. There was a request to announce the number of votes each candidate received; Director Thurow announced the numbers that were provided by Michele D'Alessandro. Diane Braun was the owner representative election inspector.

OPEN FORUM

An open forum session was held for owners wishing to address the Board of Directors with specific questions or concerns. Topics included RV site reservations, PRV sites, Bluegreen votes and various other items. Discussion followed.

The next proposed annual meeting date is April 11, 2015.

There being no further business, a motion was made, seconded and carried unanimously to adjourn the meeting.

Director Thurow adjourned the meeting at 10:55 a.m.

Michele D'Alessandro on behalf of Sheri Lundstrom Secretary/Treasurer