

**THE CHRISTMAS MOUNTAIN PROPERTY OWNERS ASSOCIATION  
ANNUAL OWNERS MEETING  
APRIL 4, 2014**

The Annual Meeting of The Christmas Mountain Property Owners Association was held Friday, April 4, 2014, in the Christmas Mountain Campground Clubhouse. Present were Director/President Everett Wood (Villas); Director/Vice President Lynn Eberl (ROA); Director/Secretary/Treasurer Dennis Thurow (Campground); and Jim Fultz a Delegate to represent the Golf Estates. Director Ron Hedrich (Golf Estates) and Director Sheri Lundstrom (Timbers) 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 4 owners.

Director Wood called the meeting to order at 4:00 p.m. and introduced the members of the board, the members of Bluegreen Resorts Management, Inc. and the Christmas Mountain Village team.

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

MEETING NOTICE AND QUORUM

Director Wood stated that the meeting notice was given in accordance with the State Statutes and the By-Laws of the association. Mr. Wood stated that the quorum requirement was met with at least 75% of the Delegates present in person.

APPROVAL OF PRIOR MINUTES

The minutes from April 13, 2013 were presented.

**Motion:** Director Eberl made the motion to approve the April 13, 2013 minutes as presented. Director Thurow seconded the motion which was unanimously approved.

OFFICER REPORTS

There were no officer reports.

UNFINISHED BUSINESS

Director Wood stated that there is no unfinished business.

NEW BUSINESS

Darren Graves gave an update on the 1<sup>st</sup> quarter projects that were completed or are in progress. Road work is scheduled along with the continued implementation of the landscape project, turf restoration, leaf removal and selective tree removal. Painting will begin when weather permits and the mini golf will be completed in stages by summer 2014.

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. In addition she 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 28<sup>th</sup>, 2014. There is currently a \$27,519 deficit which is primarily attributed to the additional labor needed in the pool areas due to the increased need for longer pool hours to insure guest satisfaction.

Chris Santuae presented the 2014/2015 Operating and Reserve budgets. The adopted budget represented a 5.51% increase in fees for the Villas, Campground and Timbers owners; a 5.50% increase for the ROA and a 7.08% increase for GEA ownerships. Discussions followed on specific owner questions.

## OPEN FORUM

An open forum session was held for owners wishing to address the Board of Directors with specific questions or concerns. There was discussion on the fees that the campground paid to the POA.

**Motion:** Alvin Williams made the motion to have the POA Board and Management re-evaluate the entire POA fees to make sure the fees are equitable and fair. Jim Fultz seconded the motion which was unanimously approved.

There was discussion on the AT&T tower.

The next proposed annual meeting date is April 10, 2015.

With no further questions or concerns from the owners; Director Wood stated there was no further business.

**Motion:** Director Eberl made the motion to adjourn the meeting. Jim Fultz seconded the motion which was unanimously approved.

Director Wood adjourned the meeting at 4:35 p.m.

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Michele D'Alessandro on behalf of Dennis Thurow Secretary/Treasurer