

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

The Annual Meeting of The Timbers at Christmas Mountain Association was held Friday, April 4, 2014, in the Christmas Mountain Campground Clubhouse. Present were Director/Vice President Constance Dodd and Director/Secretary/Treasurer Charlie Cobb; Director/President Sheri Lundstrom was 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 11 owners.

Director Cobb called the meeting to order at 5:31 p.m. and introduced the members of the board, the members of Bluegreen Resorts Management, Inc. and the Christmas Mountain Village team.

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

**MEETING NOTICE AND QUORUM**

Director Cobb stated that the meeting notice was given in accordance with the State Statutes and the By-Laws of the association. Mr. Cobb stated that there was a quorum with 8876 owner interests represented by proxy and 8 interests represented by owners in attendance. The quorum requirement is 10% of the ownership.

**APPROVAL OF PRIOR MINUTES**

The minutes from April 13, 2013 were presented.

***Motion:*** Gary Kuehneman made the motion to approve the April 13, 2013 minutes as presented. Gary Gilbertson seconded the motion which was unanimously approved.

**OFFICER REPORTS**

There were no officer reports.

**NOMINATION OF CANDIDATES**

There was one owner position available for the 2014/2015 Board of Directors; one owner position available for the 2014/2015 and 2015/2016 Board of Directors; and one owner position available for the 2014/2015, 2015/2016 and 2016/2017 Board of Directors. Director Cobb asked for nominations from the floor; there were no nominations from the floor. Candidates from the membership included Sheri Lundstrom, Constance Dodd and Charlie Cobb; 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 1<sup>st</sup> quarter projects that were completed or are in progress. Road work is scheduled along with the continued improvements to landscaping and grounds with a focus on grass and shrubs.

Darren Graves gave a maintenance update for the Spring of 2014. Renovations for 40 of the units will be completed by April 17<sup>th</sup>; 70 decks will be completed by May and exterior painting will begin weather permitting in April.

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 Timbers Medallia scores for Overall Experience are at a 46.79%; this continues the upward trend YTD. The RCI score is currently 4.6%. 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 28<sup>th</sup>, 2014. There is currently a \$137,924 surplus which is primarily attributed to increased housekeeping revenue.

Chris Santuae presented the 2014/2015 Operating and Reserve budgets. The adopted budget represented a 5.50% increase in fees.

## OUTCOME OF VOTING

Director Cobb announced the outcome of the voting. Sheri Lundstrom, Constance Dodd and Charlie Cobb were all re-elected to the Board.

## OPEN FORUM

An open forum session was held for owners wishing to address the Board of Directors with specific questions or concerns. There was a request for an explanation on the reserves; discussion followed.

There was a request for the possibility of holding the annual meeting on the weekend so that more owners could attend; there was discussion.

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

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

Director Cobb adjourned the meeting at 6:08 p.m.

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Michele D'Alessandro on behalf of Charlie Cobb Secretary/Treasurer