

**THE VILLAS AT CHRISTMAS MOUNTAIN ASSOCIATION
ANNUAL OWNERS MEETING
APRIL 5, 2014**

The Annual Meeting of The Villas at Christmas Mountain Association was held Saturday, April 5, 2014, in the Christmas Mountain Campground Clubhouse. Present were Director/President Everett Wood; Director/Secretary/Treasurer Charlie Cobb; Director Constance Dodd and Director Fred Johannes. Director/Vice President Vonei White 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 13 owners.

Director Wood called the meeting to order at 11:35 a.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 there was a quorum with 2952 owner interests represented by proxy and 12 interests represented by owners in attendance. The quorum requirement is 25% of the ownership.

APPROVAL OF PRIOR MINUTES

The minutes from April 12, 2013 were presented.

Motion: Diane Braun made the motion to approve the April 12, 2013 minutes as presented. Director Dodd 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 Wood asked for nominations from the floor; there were no nominations from the floor. Candidates from the membership included Everett Wood, Constance Dodd, Charlie Cobb, Fred Johannes, Yogi Mueller, Richard Winterle and Earl Dillow; each candidate present spoke to the membership on their qualifications. A ballot was provided to each owner upon check in.

UNFINISHED BUSINESS

Director Wood 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 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 10 of the units will be completed by April 17th; at that time 30 total units will be completed. All Villas 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 Villas Medallia scores for Overall Experience are at a 43.1%; this continues the upward trend YTD. 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 \$32,910 deficit which is primarily attributed to bad debt.

Chris Santuae presented the 2014/2015 Operating and Reserve budgets. The adopted budget represented a 6.6% increase in fees.

OUTCOME OF VOTING

Director Wood announced the outcome of the voting. Everett Wood, Constance Dodd, Charlie Cobb, Fred Johannes and Yogi Mueller were all 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; 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 Wood adjourned the meeting at 12:37 p.m.

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