

THE VILLAS AT CHRISTMAS MOUNTAIN ASSOCIATION
ANNUAL OWNERS MEETING
October 8, 2016

I. Call to Order / Roll Call

Association Vice President Fred Johannes called the meeting to order at 1:05 p.m. The following persons were in attendance:

BOARD OF DIRECTORS / OFFICERS:

Fred Johannes, Director / Vice President
Constance Dodd, Director

BLUEGREEN RESORTS MANAGEMENT INC.:

Steve Prial, Resort Manager
Karla Davis, Assistant Resort Manager
Kelsey Draves, Evening Manager
Gadriael Kollaszar, Guest Service Manager
Matthew Bushweiler, Director of Marketing
Fabian Pal, Maintenance Manager
Ryan Rose, I-Advance
Rosemary Larkin, I-Advance
Michele D'Alessandro, Association Governance

There were 4 owners present in person and 3578 owners by proxy.

II. Meeting Notice and Quorum

- Director Johannes stated that the meeting notice was posted and sent to all members in accordance with the Wisconsin statutes and Association By-Laws.
- Director Johannes stated that there was a quorum with at least 15% of the ownership present in person or by proxy.

III. Appoint a Recording Secretary

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

IV. Approval of Agenda

Motion: Ms. Piazza made the motion to approve the agenda as presented, which was seconded by Nancy Wiedmeyer and unanimously approved.

V. Introductions

Steve Prial introduced the CMV team.

VI. Approval of prior minutes

- The minutes from November 7, 2015 were presented and Director Johannes asked everyone to take a minute to review them. With no changes requested Director Johannes asked for a motion to approve the minutes as presented.

Motion: Steve Prial made a motion to approve the November 7, 2015 minutes as presented; which was seconded by Ms. Piazza and unanimously approved.

VII. Officer Reports

- Director Johannes stated that there were no officer reports.

VIII. Nomination of Candidates

- Director Johannes asked if there were any nominations from the floor, hearing none he closed the floor for nominations.
- Director Johannes stated that because there were no nominations from the floor and no write-in candidates he would request that the current Board be re-elected by acclamation.

Motion: Mr. Piazza made the motion to re-elect the current Board by acclamation, which was seconded by Ms. Piazza and unanimously approved. The 2017 Board of Directors is Yogi Mueller, Fred Johannes, Constance Dodd, Roger Duley and Aaron Oldenberg.

IX. Unfinished Business

- Director Johannes stated that there was no unfinished business.

X. Officer Reports

- Director Johannes stated that there were no Officer Reports

XI. New Business

- Steve Prial presented the Operations Report and the Financial Update. The resort's overall occupancy is up 10.6% over last year. The mini golf course is now lighted so that owners and guest can play mini golf until 10:00 p.m. They have re-designed 2 of the cull-d-sacs for Villas 1-18 and added 5 additional parking places for Villas 1-8. They are converting Log Cabin 202 to an ADA unit. Because of the success of the Relief Program the Villas delinquency is now down to 7.6% which makes the Villas financially better off than even the Timbers.
- Steve presented the 2017 budget with a 0% increase in maintenance fees. There was discussion.

XII. 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 concerns over a few trip hazards that one of the owners noticed. Steve noted the area they were concerned with and said Fabian's crew would be looking into it. Steve mentioned that the new dumpster enclosure had been completed and they would be replacing all of them with the new enclosure.

With no further questions or concerns from the members; Director Johannes stated there was no further business.

Motion: Ms. Piazza made the motion to adjourn the meeting. Director Johannes adjourned the meeting at 1:50 p.m.

Rosie Wallace on behalf of
Michele D'Alessandro, Acting Secretary