

CHRISTMAS MOUNTAIN PROPERTY OWNERS ASSOCIATION
Minutes of the Annual Owners Meeting
October 6, 2017

Roll Call/Establish Quorum/Appointment of Recording Secretary

The following Directors were present in person:

Lynn Eberl, President / ROA Delegate
Fred Johannes, Vice President / Villas Delegate
Dennis Thurow, Secretary, Treasurer / Campground Delegate
Matthew "Yogi" Mueller, Director / Timbers Delegate

The following were present in person from Bluegreen Resorts Management, Inc.:

Karla Davis, Resort Manager
Aaron Osborne, Assistant Resort Manager
Steve Prial, Regional Vice President
Nathaniel Lytle, iAdvance
Justin Keberlein, iAdvance
Gadriéal Kollaszar, Guest Services Manager
Kelsey Draves, Evening Manager
Fabian Pal, Maintenance Manager
Kim Fries, Association Governance
Rosie Wallace, Association Governance

There were approximately 7 Owners in attendance.

The meeting notice was sent to all Owners in accordance with Wisconsin Statutes and association's By-Laws. President Eberl stated a quorum was established with four (4) of five (5) Delegates present and officially called the meeting to order at 5:00 p.m. Central Time. President Eberl appointed Rosie Wallace as Acting Secretary for purposes of recording the minutes.

Approval of Prior Minutes

Motion was made by Yogi Mueller to approve the minutes of the Annual Owners meeting dated October 7, 2016, as presented. Motion was seconded by Dennis Thurow and unanimously approved.

Report of Officers

Karla Davis presented the financial reports as of July 31, 2017, which reflect a current year surplus of \$37,081 and a reserve balance of \$435,645.

Unfinished Business

- a) PRV Lawsuit. Lynn Eberl provided an overview of the lawsuit and stated the motion for the association to be removed from the lawsuit was still pending and no money has been incurred by the association.

New Business

- a) Management Report. Ms. Davis presented the operational report, which updated the Owners on major developments, housekeeping, maintenance, and safety and security. The entire Resort saw an increase in occupied nights of 6.8% to budget and 5.1% versus the same time last year. Maintenance and Housekeeping completed 37,512 service orders for all associations year to date, of which approximately 6.9% of those were specific to the POA association. Total worker's compensation claims year to date is 1 compared to 6 incidents during the same period last year. The association has had zero liability claims year to date. Ms. Davis field questions.
- b) Proposed 2018 Budget Presentation. Ms. Davis presented the 2018 budget, which represents a 2.52% increase in maintenance fees over 2017. This consists of a 20.02% increase in reserve contributions; a 2.65% decrease in property taxes; and a 3.10% increase in total net operating expenses. Discussion followed regarding specific line items.
- c) Open Forum. The Board fielded questions from the Owner's regarding a dead tree and overgrown grass near the back garbage area, recycle bins are not being emptied timely, pools close after Labor Day, but weather is still warm, flooring around the pool is slippery, no enforcement of children in the hot tub, and signage regarding cleaning up dog waste.

Adjournment

With no further business presented, **motion** made by Yogi Mueller to adjourn the meeting. Motion was seconded by Dennis Thurow and unanimously approved. The meeting was adjourned at 5:46 p.m. Central Time.

CERTIFICATION

I hereby certify the foregoing Minutes of the Annual Owners Meeting held on October 6, 2017 were approved and duly adopted by the Board of Directors on the 6th day of October 2018.

Rosie Wallace

Rosie Wallace, Acting Secretary

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