

THE VILLAS AT CHRISTMAS MOUNTAIN ASSOCIATION
Minutes of the Annual Owners Meeting
October 7, 2017

Roll Call/Establish Quorum/Appointment of Recording Secretary

The following Directors were present in person:

Matthew "Yogi" Mueller, President
Fred Johannes, Vice President
Constance Dodd, Secretary, Treasurer
Aaron Oldenburg, Director

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
Sydney Taufen, Human Resources
Meagan Blake, Housekeeping Manager
Fabian Pal, Maintenance Manager
Kim Fries, Association Governance
Rosie Wallace, Association Governance

There were six (6) Owners in attendance.

The meeting notice was sent to all Owners in accordance with Wisconsin Statutes and association's By-Laws. President Mueller stated the required quorum of 25% or 1,209 intervals was established with 3,750 Owners present in person or by proxy and officially called the meeting to order at 1:00 p.m. Central Time. President Mueller appointed Rosie Wallace as Acting Secretary for purposes of recording the minutes.

Approval of Agenda

Motion was made by Susan Piazza to approve the agenda, as presented. Motion was seconded by Nancy Wiedmeyer and unanimously approved.

Approval of Prior Minutes

Motion was made by Susan Piazza to approve the minutes of the Annual Owners meeting dated October 8, 2016, as presented. Motion was seconded by Nancy Wiedmeyer and unanimously approved.

Report of Officers

Karla Davis presented the financial reports as of July 31, 2017.

Nominations of Candidates for Election to the Board of Directors/Election of Directors

Mr. Mueller explained there were five (5) positions available for election to the Board of Directors, each for a one (1) year term. Mr. Mueller asked if there were any nominations from the floor. Hearing none, **motion** made by Nancy Wiedmeyer to close the nominations. Motion was seconded by Diane Braun and unanimously approved. The candidates ran unopposed, and therefore each were elected by acclamation for a one (1) year term.

Unfinished Business

There was no unfinished business.

New Business

- a) Management Report. Karla Davis presented the operational report, which updated the Owners on guest satisfaction scores, housekeeping, maintenance, and safety and security. The entire Resort saw an increase in occupancy of 6.8% to budget and 5.1% in departures versus the same time last year. Year to Date the Villas association has experienced increases of 6.4% in occupancy and 5.2% in departures. The

association benefited from the install of new a/c split systems, appliances, pool furniture for both the Cabin and Villas pools, and hot water heaters for guest units. Total workers compensation claims year to date are one (1) compared to six (6) incidents during the same period last year. The association has had zero liability claims year to date.

- b) Proposed 2018 Budget Presentation. Ms. Davis presented the 2018 budget, which represents a 2.67% increase in maintenance fees over 2017.
- c) Open Forum. The Board fielded questions from the Owners regarding the bed height, security plans around the resort based on recent national events, requesting a document provided at check-in which states what to do during a tornado, requesting Resort Management to look around the Resort from a senior person's lens. Owners expressed their appreciation for the enhanced greeting at check-in.

Adjournment

With no further business presented, **motion** made by Diane Braun to adjourn the meeting. Motion was seconded by Sue Piazza and unanimously approved. The meeting was adjourned at 1:28 p.m. Central Time.

CERTIFICATION

I hereby certify the foregoing Minutes of the Annual Owners Meeting held on October 7, 2017 were approved and duly adopted by the Owners on the 6th day of October 2018.

Rosie Wallace

Rosie Wallace, Acting Secretary