

Christmas Mountain Village Property Owners Association, Inc
Annual Owners Meeting
October 5, 2019

Call to Order / Roll Call

President Lynn Eberl called the meeting to order at 4:04pm CDT. The following directors were in attendance: Lynn Eberl, President/ROA Delegate; Fred Johannes, Vice President/Villas Delegate; Matthew "Yogi" Mueller, Director/Timbers Delegate and Ron Hedrich, Director/Golf Estates Delegate. Dennis Thurow, Secretary and Treasurer/Campground Delegate was not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Drew Tanski, Regional Vice President; Bill Hanson, Resort Manager; Vicki Jacobs, Assistant Resort Manager; Fabian Pal, Maintenance Manager; Kim Fries, Director of Association Governance and Hannah Jones, Association Administrator.

President Eberl appointed Hannah Jones as Acting Secretary for the purpose of recording the minutes.

Meeting Notice and Quorum

The meeting notice was posted and sent to all Board members and Owners in accordance with Wisconsin statutes and Association By-Laws. The quorum requirement was met with four (4) of five (5) Delegates present. There were 16 Owners in attendance.

Approval of Prior Minutes

The Board reviewed the minutes from the October 5, 2018 Annual Owners Meeting.

Motion: Yogi Mueller made a motion to approve the minutes from the October 5, 2018 Annual Owners Meeting, as presented. Fred Johannes seconded the motion and it was unanimously approved.

Report of Officers

Drew Tanski reviewed the Association's financial statements as of August 31, 2019.

Unfinished Business

President Eberl stated there was no unfinished business.

New Business

Management Report

Drew Tanski spoke to current and future happenings on property including the status of short and long term water remediation plans in relation to Legionnaires and the effort surrounding improving current amenities.

Bill Hanson reviewed recent leadership changes and completed projects on property.

Proposed 2020 Budget

President Eberl stated that the proposed budget is still being assessed to ensure accuracy and will be sent as soon as it is finalized.

Open Question Session

Discussion included sewer district bills, property taxes and registration building updates.

Adjournment

Motion: Ron Hedrich made a motion to adjourn the meeting. The motion was seconded by Fred Johannes and with all in agreement the meeting was adjourned at 4:39pm CDT.

Respectfully submitted by


Hannah Jones, Acting Secretary