

The Villas at Christmas Mountain Association
Annual Meeting
October 6, 2018

Call to Order / Roll Call

President Matthew (Yogi) Mueller called the meeting to order at 2:31 pm (Central Time). The following directors were in attendance: Yogi Mueller, President; Fred Johannes, Vice President; Constance Dodd, Secretary/Treasurer and Aaron Oldenburg, Director. Roger Duley, Director, was not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Karla Davis, Resort Manager; Evan Sutton, iAdvance, Mary Shytle, iAdvance; Gadrial Kollaszar, Guest Services Manager; Kelsey Draves, Evening Manager; Fabian Pal, Maintenance Manager; Kim Fries, Director of Association Governance and Hannah Damore, Association Administrator.

There were 11 owners in attendance.

President Mueller appointed Hannah Damore as Acting Secretary for the purpose of recording the minutes.

Meeting Notice and Quorum

The meeting notice was posted and sent to all owners in accordance with Wisconsin state statutes and Association By-Laws.

President Mueller stated pursuant to the Association Bylaws, a quorum of 15% is required. He further stated the quorum requirement was met with eleven (11) owners, representing six (6) intervals, in attendance and 3,808 intervals represented by proxy, which combined totals 78.8%.

Approval of Prior Minutes

The minutes of the October 7, 2017 Annual Meeting were presented and reviewed by the ownership.

Motion: Susan Piazza made a motion to approve the October 7, 2017 Annual Meeting minutes, as presented. Jan Kupczyk seconded the motion and it was unanimously approved.

Report of Officers

Karla Davis reviewed the Association's financial statements as of July 31, 2018. The statements reflect a current year deficit of \$15,628 and reserve account balance of \$3,365,224.

Nominations of Candidates for Election to the Board of Directors

President Mueller stated there were five (5) positions available for election to the Board of Directors, each for a one (1) year term. All five of the current Board members have offered themselves for re-election. Mr. Mueller asked if there were any nominations from the floor. Hearing none, Mr. Muller requested the floor be closed to nominations.

Motion: Dianne Braun made a motion to close the floor to nominations and elect all five candidates by acclamation, to serve a one (1) year term. Herb Stephani seconded the motion and it was unanimously approved.

New Business

Management Report

Karla Davis presented the management report. Ms. Davis informed the membership of the housekeeping struggles on property and the lengths resort staff have gone to in order to ensure housekeeping duties were properly addressed. Ms. Davis provided an update on recent projects including new bed skirts for all units and new pavement by the log cabins. Guest satisfaction scores, staffing changes and safety/security were discussed.

2019 Budget Presentation

Ms. Davis presented the 2019 budget, which reflects an 3.87% increase in maintenance fees over 2018.

Open Question Session

Discussion included complaints on lack of storage, dissatisfaction with selection of housewares in three bedroom units and a request for a model unit to tour.

Adjournment

Motion: Jan Kupczyk made a motion to adjourn the meeting. The motion was seconded by Darlene VanDrisse and with all in agreement the meeting was adjourned at 3:29 pm.

Respectfully submitted by


Hannah Damore, Acting Secretary