

Christmas Mountain Village Property Owner's Association, Inc
Annual Meeting
October 12, 2024

Call to Order, Introductions and Appointment of Recording Secretary

President Lynn Eberl called the meeting to order at 1:07pm CDT. The following directors were in attendance: Lynn Eberl, President/ROA Delegate; Andrew Graziano, Vice President/Villas Delegate; Douglas Carr, Director/ Timbers Delegate and Joe Scolaro, Director/Golf Estates Delegate. Matthew "Yogi" Mueller, Secretary and Treasurer/ Campground Delegate was not in attendance. In attendance from Bluegreen Resorts Management, Inc. were Stephen Prial, Regional Vice President of Resort Operations; Tim Blaschke, Resort Manager; Casey Pinnock, Assistant Resort Manager and Hannah Jones, Association Governance Manager.

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

Proof of Meeting Notice and Quorum Certification

The meeting notice was posted and sent to all board members and owners in accordance with Wisconsin statutes and association bylaws. The quorum requirement was met with four of five delegates present.

Approval of Prior Minutes

The Board reviewed the minutes from the October 14, 2023 Annual Meeting.

Motion: Andrew Graziano made a motion to approve the minutes from the October 14, 2023 Annual Meeting, as presented. Joe Scolaro seconded the motion and it was unanimously approved.

Report of Officers

Management Report

Casey Pinnock presented a management report that summarized major developments and provided front desk, housekeeping, maintenance, and safety/security updates. Ms. Pinnock provided updates on completed projects to include various paving projects throughout the campus, the refinishing of the registration indoor pool and spa along with additional pool area upgrades like LED lighting, tile replacement, repainting of the slide and deep cleaning of the area. Additionally, new fire extinguishers were placed within the common areas of the property. Ms. Pinnock stated that a new texting platform, Kipsu, had been implemented which allows the front desk to communicate with owners and guests during their stay.

Financial Report

Ms. Cernohous reviewed the association's financial statements as of August 31, 2024.

Unfinished Business

President Eberl stated there was no unfinished business.

New Business

Presentation of 2025 Budget

Casey Pinnock presented the 2025 budget which reflects a 39.96% increase in maintenance fees year over year with a 10.98% increase in total operating expenses, a 247.83% increase in reserve funding and a 1.54% decrease in property taxes. Ms. Pinnock presented a summary of 2025 reserve expenditures totaling \$446,369.

Adjournment

Motion: Andrew Graziano made a motion to adjourn the meeting. The motion was seconded by Douglas Carr and with all in agreement the meeting was adjourned at 1:32pm CDT.

Respectfully submitted by

Hannah Jones, Acting Secretary