

Christmas Mountain Village Property Owner's Association, Inc
Annual Meeting
October 14, 2023

Call to Order / Roll Call

President Lynn Eberl called the meeting to order at 1:01pm CDT. The following directors were in attendance: Lynn Eberl, President/ROA Delegate; Andrew Graziano, Vice President/Villas Delegate; Matthew "Yogi" Mueller, Secretary and Treasurer/ Campground Delegate; Douglas Carr, Director/ Timbers Delegate and Joe Scolaro, Director/Golf Estates Delegate. In attendance from Bluegreen Resorts Management, Inc. were Stephen Prial, Regional Vice President of Resort Operations; Tim Blaschke, Resort Manager; Casey Cernohous, Assistant Resort Manager; Kim Fries, Vice President of Association Governance and Hannah Jones, Senior Association Governance Specialist.

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 bylaws. The quorum requirement was met with five of five delegates present.

Approval of Prior Minutes

The Board reviewed the minutes from the October 15, 2022 Annual Meeting.

Motion: Andrew Graziano made a motion to approve the minutes from the October 15, 2022 Annual Meeting, as presented. Joe Scolaro seconded the motion and it was unanimously approved.

Report of Officers

Management Report

Casey Cernohous presented a management report that summarized major developments and provided front desk, housekeeping, maintenance, and safety/security updates. Ms. Cernohous informed the board and membership that activities revenue continues to increase with the addition of paid activities such as Christmas Mountain Village Build a Bears, tie dye and galaxy jars. Additionally, the activities department is partnering with food and beverage to cater to more adult focused activities such as beer bingo.

Financial Report

Ms. Cernohous reviewed the association's financial statements as of August 31, 2023.

Unfinished Business

President Eberl stated there was no unfinished business.

New Business

Presentation of 2024 Budget

Casey Cernohous presented the 2024 budget which reflects a 2.26% decrease in maintenance fees with an 2.46% decrease in total operating expenses, a 11.14% increase in reserve funding, and a 66.04% decrease in property taxes. Ms. Cernohous presented a summary of 2024 projected reserve expenses totaling \$427,410.

Open Forum

Discussion included the upcoming elimination of Wisconsin property tax and resort signage.

Adjournment

Motion: Andrew Graziano made a motion to adjourn the meeting. The motion was seconded by Yogi Mueller and with all in agreement the meeting was adjourned at 1:24pm CDT.

Respectfully submitted by


Hannah Jones, Acting Secretary