

MINUTES
Treetops / Ocean Breeze
Board of Directors Special Meeting

July 6, 2009

4:30 p.m.

- I. Call to Order / Roll Call – Bob VanSchelven called the meeting to order at 4:30 p.m.
 - A. Officers & Directors present - Bob VanSchelven, Peggy Edwards, Merle Brown, Stan Stolarczyk and Jeff Martyn.

 - B. IMC Resort Services, Inc. – Ron Fenstermaker, President; Craig Fenstermaker, Chief Operating Officer; Bryan Dorshimer, Property Manager; Melissa Fenstermaker, Minutes

- II. Invited Guest
 - A. Owner of 5901 Treetops – Mr. Peters joined the meeting to present his case to the Board regarding recurring water issues in the villa since he bought it. Mr. Peters is asking for \$7,500.00 from the association to be made whole for the damages he has incurred. The Board authorized Management to go back to the adjuster for Companion Insurance to see if more information can be provided to them for their consideration. Mr. Peters will be contacted once Companion Insurance responds.

- III. Board Restructuring – The directors discussed selecting the officers for the coming year. Jeff had indicated that he thought that the officers should change and that he, in fact, should probably not remain on the board as he is an absentee owner. **Peggy Edwards made a motion for Bob VanSchelven to be President; Stan Stolarczyk to be Vice President; and Merle Brown to be Secretary / Treasurer. Merle Brown seconded the motion.** The floor was opened for discussion. Jeff Martyn noted that he thought the structure should be mixed up to give the Board a different make up. **The motion passed with four in favor and one opposed.**

- IV. Foreclosures – Bryan reminded the Board of the letter sent by the firm of Alford & Wilkins, PA. The Board discussed options for setting the criteria for foreclosing on an owner. Stan left the meeting at 6:45 p.m. **Jeff Martyn made a motion to have the association's attorney draft a letter to all the owners notifying the owners that the board will review all accounts that are 90 days late and not on a payment plan for potential to foreclose on the owner. Merle Brown seconded the motion. The motion passed without opposition.**

- V. Disaster Line of Credit – Ron informed the Board that Coastal States Bank is not re-issuing the lines of credit and Treetops – Ocean Breeze, HPR no longer has one. Management has talked with other institutions and has not been able to secure one to date. Money will only be loaned on a case by case basis.

- VI. Adjournment – There being no further business to discuss, Bob VanSchelven adjourned the meeting at 7:10 p.m.

NEXT MEETING

August 5, 2009
4:30 p.m.