

## Wyndham Club Board Meeting Minutes

September 9, 2010

Call to order: 6:32 PM

Meeting adjourned: 6:50 PM

### Attendees:

Board of Directors Present: Jason, John, Sharon & Wally

Hillcrest Property Management Associates: Bonnie, Michael

1. Roll call
  - Jason - Member at Large ~Present
  - Wally - Secretary ~ Present
  - Sharon - President - Present
  - John - Treasurer - Present
  - David - Member at Large - not present
2. Approval of June 22, 2010 minutes
  - Motion to approve: Jason
  - Seconded by: Wally
3. President's Report
  - San Tropai: 3rd party management company is in place
  - Marshall Shifrin: next hearing October 6, 2010
4. Treasurer's Report
  - Approved financial statements (thru August 2010)
    - Motion to approve: Sharon
    - Seconded by Jason
5. Management Report
  - Board ratified email votes:
    - Rosenthal Brothers will supply the Association insurance for 2010-2011 in the amount of \$40,331.00
      - Motion to approve: Jason
      - Seconded by Sharon
    - Replace 2 broken pipes (1225 & 1297-108) in the amount of \$5,700.00
      - Motion to approve: Sharon
      - Seconded by John
    - Write off bad debts as of August 31, 2010 an additional \$11,410.95 for YTD total of \$118,875.41
      - Motion to approve: Jason
      - Seconded by Sharon
    - Decrease office hours from 5 days per week to 3 days per week (Monday, Wednesday & Friday)
      - Motion to approve: Sharon
      - Seconded by Wally
    - Hire Hughes Management along with San Tropai Master Association, to manage the easement

- Motion to approve: Sharon
- Seconded by Wally
- Hire Sunshine Funding to manage units the Association has possession of and can rent out
  - Motion to approve: Jason
  - Seconded by John

6. Open Floor

7. New Business

8. Old Business

9. Executive Session

10. Adjourn

- Motion to adjourn: Sharon
- Seconded by Jason