

# Spicebush Board Meeting

April 25, 2021

The Board met on property at the pool at 1pm. Present from the board were Scott Simpson, Ron Bennet, Pete McElroy and Terry Moore. Present from The Club Group were Mark King and Andy Sutton. Andy discussed with the board the need to add a short fence around the game area and grills to prevent alligators from surprising people and potentially creating a hazard. The board approved The Club Group to move forward to design and implement a fence to secure these two areas.

The board then convened at the Yacht Club where Kaleb Froehlich joined via Zoom. Kaleb called the meeting to order and made a motion to approve the October 25, 2020 meeting minutes. There was a second, and the motion passed unanimously.

Andy reviewed the owner comment cards and RCI and Interval International Comment cards. Unfortunately the number of comment cards received since October has been low (16 this year vs 63 this time last year). We believe part of the drop to be due to no breakfasts or wine and cheese events where CGL has promoted the comment cards. Hopefully this will pick up since the wine and cheese events have started back again.

Andy then reviewed the March 31, 2021 financials. Andy noted that Rental income was pretty strong for the first part of the year. The 2021 Reserve budget doesn't have any significant projects budgeted and so not much would be going on this year from a project standpoint. 2021 is a rebuilding year after the major renovations over the previous couple of years. Andy also reviewed the Delinquencies and HOA owned units. As of the board meeting, the delinquencies were largely in line with expectations and should most likely improve slightly as a few more people may pay their dues.

The board discussed the Sales and Marketing and agreed to continue to monitor the need to increase the spending on digital advertising in the future.

Mark updated the board on his plan to transition the ownership of The Club Group, Ltd. to Andy Sutton per previous conversations. Mark presented a change in the Management Agreement that allowed for Andy Sutton to have a majority ownership interest in The Club Group, Ltd. Kaleb made a motion to allow this change to the Management Agreement. The motion was seconded and passed unanimously.

Andy then reviewed the changes to the Calendar of Weeks. Because of the changes in the dates each year, periodically a week 53 has to be added to keep a week staying within a range of dates each year. Per the Master Deed, the first week of the Calendar is supposed to be the second Friday of the year.

There being no further business, the meeting was adjourned at 4:15pm.