

FINAL

VACATION VILLAS AT FANTASYWORLD TIMESHARE OWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

June 25, 2020

CALL TO ORDER AND QUORUM/NOTICE VERIFICATION

Board President Weinland called the Vacation Villas at FantasyWorld Timeshare Owners' Association, Inc. Board of Directors Meeting to order at 2:30 PM and verified a quorum of Board Members was in attendance. Notice of the Meeting was properly given to or waived by each Director and the Notice of the Meeting was posted on the property as required by Florida statutes.

ATTENDANCE

Board of Directors in virtual attendance via Zoom included: Jonathan Ejuwa, Richard Furlong and Jack Sladkey. Jeff Weinland and Scott Smith attended in person.

Also present were HOA Board Member Dennis Miley and Association Legal Counsel Alex Costopoulos.

Attendees from Fantasy World Management included: Jim Olson, Vice President of Resort Operations; Angel Delgado, Chief Financial Officer; Bill Cordaro, Property Controller and Diana Cherveney, Associations Manager.

Owners and other attendees: None

APPROVAL OF MINUTES

<p>A Motion was made by Jack Sladkey and seconded by Scott Smith to approve the minutes from the February 8, 2020 Board of Directors meeting. All were in favor and the Motion carried unanimously.</p>

OPERATIONAL REVIEW

Jim Olson reported: The resort was on pace in March to realize close to \$500,000 in revenues from the rental program. March ended with revenues of \$264,430 and April ended with devastating \$5,454 from a projected \$450,000. With the major attractions closing and the closing of the resort amenities reservation cancellations were inevitable.

We are projecting a shortfall of rental revenues and resort fees for 2020 of \$1,815,830.

The last week of March we were forced to furlough 45 team members and all the managers took a pay reduction of 40%. Managers and hourly both responded to this crisis phenomenally and stepped up to the challenge.

With travel restrictions lifting most owners and guests are concerned about what's being done for safety against the virus. To this end we created an umbrella program called Healthy Stay to establish new disinfectant protocols. The video of this program is posted on the resorts website. Training sessions of the new protocol were conducted in English and Spanish for the entire resort staff and the housekeeping staff.

UV technology is installed at the front desk to disinfect items that the guest or staff may handle such as maps, pens, registration cards, keys, wristbands, etc. Social distancing barriers and signage have been installed throughout the property.

The roofing project continues. 32 roofs were completed at the end of 2019 with a cost savings from budget of \$829.25 per roof. 30 are completed so far in 2020 with a cost savings from budget of \$408.00 per roof. 170 roofs have been completed leaving 35 to complete this entire project.

In 2019 the renovation of 20 units was completed. 4 units were completed in January 2020. Currently there are 10 units under renovation. Unit renovations will continue in 2020 based on occupancy and finances.

ADMINISTRATIVE & FINANCIAL UPDATE

Angel Delgado discussed the current bank balances, maintenance fee revenue, rental program revenue and Wind down revenue collected to date.

During the shutdown due to the pandemic further savings were realized by contacting all of our vendors and negotiating a decrease in costs. This resulted in a savings over the period of March/April/May of \$260,352.36 to the TOA. The noted reductions were related to both lower business levels as well as concerted efforts by Resort staff.

OLD BUSINESS

None at this time.

ATTORNEY CLIENT PRIVILEGE-LEGAL UPDATE –

Portions of this section are omitted due to Attorney-Client Privilege.

NEW BUSINESS

Angel Delgado presented the 2021 proposed budget for review.

The Board was presented with a summary page of revenues and expenses followed by a detailed description of each revenue and expense line.

There was no increase of maintenance fees in 2018 and 2019. The yearly maintenance fee in 2020 is \$909.93 for annual ownership weeks and \$454.97 for Biennial ownership weeks. The proposed 2021 dues will remain the same as the 2020 dues with no increase.

A Motion was made by Jonathan Ejuwa and seconded by Jeff Weinland to accept this budget as proposed for the purpose of sending it to all of the Vacation Villas @ FantasyWorld timeshare

owners to be voted at the annual meeting on August 29, 2020. All were in favor and the motion carried unanimously.

HOUSEKEEPING CONTRACT

A Motion was made by Jack Sladkey and seconded by Scott Smith to ratify the approval of the Housekeeping Contract. All were in favor and the Motion carried unanimously.

HEALTHY STAY LINEN REQUIREMENTS

A Motion was made by Jonathan Ejuwa and seconded by Jack Sladkey to ratify the approval to purchase additional linen to meet the new cleaning protocol. All were in favor and the Motion carried unanimously.

ACTION ITEMS

There were no Action Items at this meeting.

ADJOURNMENT

There being no further business before the Board, President Weinland entertained a Motion to adjourn the meeting. Scott Smith made the motion to adjourn, seconded by Jeff Weinland. The meeting was adjourned at 3:15 PM.