

**VACATION VILLAS AT FANTASYWORLD
TIMESHARE OWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
ORGANIZATIONAL MEETING
August 28, 2021**

CALL TO ORDER

Board President Weinland called the August 28, 2021 Vacation Villas at FantasyWorld Organizational Meeting to order at 1:20 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

Present from the Board: Jeff Weinland, Richard Furlong, Jonathan Ejuwa, Jeffery Kreeger and Scott Smith.

Present from FantasyWorld Management Services, Inc.: Jim Olson, Angel Delgado, Bill Cordaro, Christina Moquin, and Diana Chervenky.

Guests Present: Alex Costopoulos, Timeshare Association Attorney, Dennis Miley, President of FantasyWorld Club Villas.

ELECTION OF OFFICERS

President Weinland entertained Motions to appoint officers to the Board of Directors.

A Motion was made by Jeff Weinland and seconded by Scott Smith to appoint Jonathan Ejuwa as Secretary/Treasurer. All were in favor and the Motion carried unanimously.

A Motion was made by Rich Furlong and seconded by Scott Smith to appoint Jeff Weinland as President. All were in favor and the Motion carried unanimously.

A Motion was made by Jonathan Ejuwa and seconded by Jeffery Kreeger to appoint Rich Furlong as Vice President. All were in favor and Motion carried unanimously.

APPROVAL OF MINUTES

Approval of June 26, 2021 Board of Directors Meeting Minutes

A Motion was made by Jonathan Ejuwa and seconded by Rich Furlong to approve the June 26, 2021 Board of Directors Meeting Minutes as presented. All were in favor and the Motion carried unanimously.

OLD BUSINESS

Action Items

A Motion was made by Jeffery Kreeger and seconded by Jonathan Ejuwa to purge all the action items listed on the 2018 Action Item list and to purge the completed and cancelled action items from the 2021 Action Item list. Action items purged are #1, #3, #5 and #7. All were in favor and the motion carried unanimously.

President Weinland directed for the name of the Activities Department be changed to the Entertainment and Events Department.

NEW BUSINESS

Adoption of 2022 Operating and Reserve Budget

A Motion was made by Jonathan Ejuwa and seconded by Jeffery Kreeger to adopt the 2022 Operating and Reserve Budget as presented. All were in favor and the motion carried unanimously.

Consideration of Franchise Agreement

A Motion was made by Rich Furlong and seconded Scott Smith to accept the Sbarro contract subject to the addendum prepared by Alex Costopoulos concerning the ability to cook and store non-Sbarro food items. All were in favor and the motion carried unanimously.

Some of our staff will have to be sent to Sbarros for training. President Weinland suggests Steven Hollis, John Rowland and a soon to be appointed Assistant Food & Beverage Manager.

A Motion was made by Jeff Weinland and seconded by Scott Smith to create the position of Assistant Food and Beverage Manager. All were in favor and the motion carried unanimously.

Approval of Billing and Collection Policy

A Motion was made by Jeff Weinland and seconded by Jeffery Kreeger to approve the Billing and Collection Policy with the proposed changes to the Lock-Out language being updated by Alex Costopoulos. All were in favor and the motion carried unanimously.

2022 Board Meeting Dates

The 2022 Board Meetings are scheduled as follows:

Saturday, March 19, 2022

Saturday, June 25, 2022

Saturday, August 27, 2022

Saturday, October 29, 2022

The Board Meeting scheduled for November 6, 2021 has been rescheduled to Saturday, October 30, 2021.

Vacation Villas at FantasyWorld
Post Organizational Meeting
August 28, 2021

ADJOURNMENT

President Weinland asked if there was any further business before the Board. Hearing none, he entertained a Motion to adjourn.

A Motion was made by Jonathan Ejuwa and seconded by Jeff Kreeger to adjourn the August 28, 2021 Board of Directors Organizational Meeting at 1:56 p.m. All were in favor, and the Motion carried unanimously.