

WHITE SANDS  
ANNUAL BUDGET MEETING  
SATURDAY, OCTOBER 26<sup>th</sup>, 2019  
10:00AM

**AGENDA**

2020 Budget  
2020 Reserves  
2020 Annual Meeting  
Roof Repairs  
Interior Furniture replacement

**ATTENDEES:**

Jan Evans, President  
Dennis Devine, Vice President  
Gordon Coffell, Treasurer  
Norma Wagner, Secretary  
Tom Risch, Director  
Greg Cahill, Director  
Michelle Breigel, Director  
Gloria Weir, General Manager for VPM  
Tito Matias, Resort Manager  
10 Homeowners Present (Gordon Norquay, Tom & Lisa Noak, Allen Seifert, Don & Joan MacLennan, Terry Ward, Larry & Nancy Pfeiffer)

The meeting was called to order at 10:06AM.

2020 Budget: It was asked if the Board had any questions regarding the operating portion of the Budget. Dan Cole asked if they were approving the whole budget including reserves and it was explained that the Homeowners vote reserves and the Board approves the operating portion. The Board did not have any matters were brought to the Board's attention nor from those present as which time Norma Wagner made the motion to approve the 2019 budget, seconded by Gordon Coffell, motion carried.

2020 Reserves: Gloria Weir expressed how amazed VPM was to receive over 50% of proxies received in which all but two voted for the proposed reserves in the amount of \$26,981.74. Reserves accepted as voted.

At this time we opened the floor to the Homeowners to see if they had any concerns or any improvements they would like to see at the resort. Tom Noak requested information about the 2021 and it was expressed that conversation was coming up next. Tom Risch shared how amazing it is that over the past several years that the budget has not increased very much. He also stated that there has not been any major concerns with electrical, plumbing, pool and the resort survived a hurricane. Dan Cole did ask that when the pavement on the driveways was completed was it on the higher level and the cost. The pavement cost for all areas with the higher level was \$20,000.

2021 Timeshare Plan (Continuation of White Sands): Back when White Sands started it was an older hotel and then converted to timeshare in 1981. Jim Valente was actually part of the marketing team back in the early 80's. It was also shared how Ed Ludwig has been around VPM for over 20 years.

Regarding the continuation of White Sands it is up to the homeowners if they wish to see White Sands continue as a timeshare. The Board of Directors has been working on the process for the past twelve months. A property assessment report was completed along with an appraisal. The assessment report did not show any major concerns except for the pavement and pool pump room. The pavement has been completed and work will be done on the pool pump room. The appraisal was completed but it was explained that everyone understands that real estate can change over the next two years. Those present asked if they are entitled to see the reports and the answer is yes. If they wish to see the reports VPM could send them a copy but we are hoping to have a site for them to review on-line. The Board plans on putting together a package to be sent to the Homeowners and currently are working with the most knowledgeable law firm in the State of Florida when it comes to timeshare, Becker & Poliakoff. Hopefully no later than January a package will be sent to the homeowners along with proxy setting the continuation meeting either for March or April, such proxy can be held until the quorum is met or such date as December 31, 2020. If there is not enough votes in favor on continuing the timeshare when the door opens January 1, 2021 everyone becomes tenants in common. As tenants in common there are no guidelines. The major factor is in order to sell the property you would need a 100% vote of all homeowners to sign off not the normal 51% quorum.

Jim Valente explained how White Sands is a condominium building first following the 718 Florida Statute with an overlay becoming a timeshare in 1980 which follows the 721 Florida Statute. This was developed back in the last 70's early 80's when they put the 40 year expiration date into the condominium documents. Tom Risch expressed to everyone that the property needs clear title of all homeowners to be able to sell it. He also stated with voting "yes" for continuation for another 10 years hopefully the Florida legislation would come out with laws pertaining to a timeshare exit plan. Some Florida resorts went ahead and removed the language of termination but it still does not give clarity on how to sell the project without 100% of the homeowners agreeing. RCI has also gotten involved since it would affect owners trying to make their future time with them and they feel this could be a nightmare. Tom Noak stated that there needs to be better terminology to make it more reasonable and maybe if it continues the legislation could provide an amendment to the Statute and make it less than 100%. Jim Valente does not believe the State would consider such an amendment since you would be taking away the rights of an owner who has title to a piece of real estate. Tom Risch stated if there are 25 people who challenge it you would need to get a judge to partition the property and the cost of legal fees are unknown plus how much would be needed as tenants in common to run the resort.

Tom Risch stated that the Board has to be objective and careful about their opinion. Board of Directors can give their opinion since the homeowners elected the Board and have confidence in them. It was stated that all information could be placed on a site for the homeowners to review, such as the property appraisal and property assessment reports. Gordon Coffell asked if the appraiser would be alright with it being posted. Dan Cole owns several weeks and has made it clear of his opinion. Dan thought that the intention was to send out an information package to the owners first and second mailing would

have the proxies with meeting date. It was agreed not to send anything yet due to the fact that the yearly assessment billing was going out and did not want to take chance of owners not paying with such information being provided. It was agreed to have a meeting in December to finalize what would be sent in January. In January the official meeting notice could be set, possibly before the Annual Meeting possibly same day but earlier time. Dan Cole stated the major reason to have it first because there could be a whole new board. Tom Risch suggested to let process of billing be sent first and then in January send out the information package with proxy. Gloria asked each board member their opinion on the package. Norma Wagner just wanted to make sure we converse everything with legal counsel. Gordon Coffell felt it should be sent in January, the sooner the better. Sally Wood agreed it was important to collect funds first and not jeopardize the income of the resort. She was not sure about time line to give the urgency to the homeowners but felt January would be reasonable amount of time setting meeting for. Jan Evans, Dennis Devine and Tom Risch felt January good to send complete approved package. It was agreed to look over the package again and meet in December.

Jan Evans made the motion to adjourn the meeting at 11:17AM, seconded by Tom Risch, motion carried.

The Homeowners did stay for a little bit to discuss a little further with Jim Valente, Tom Risch & Gloria Weir