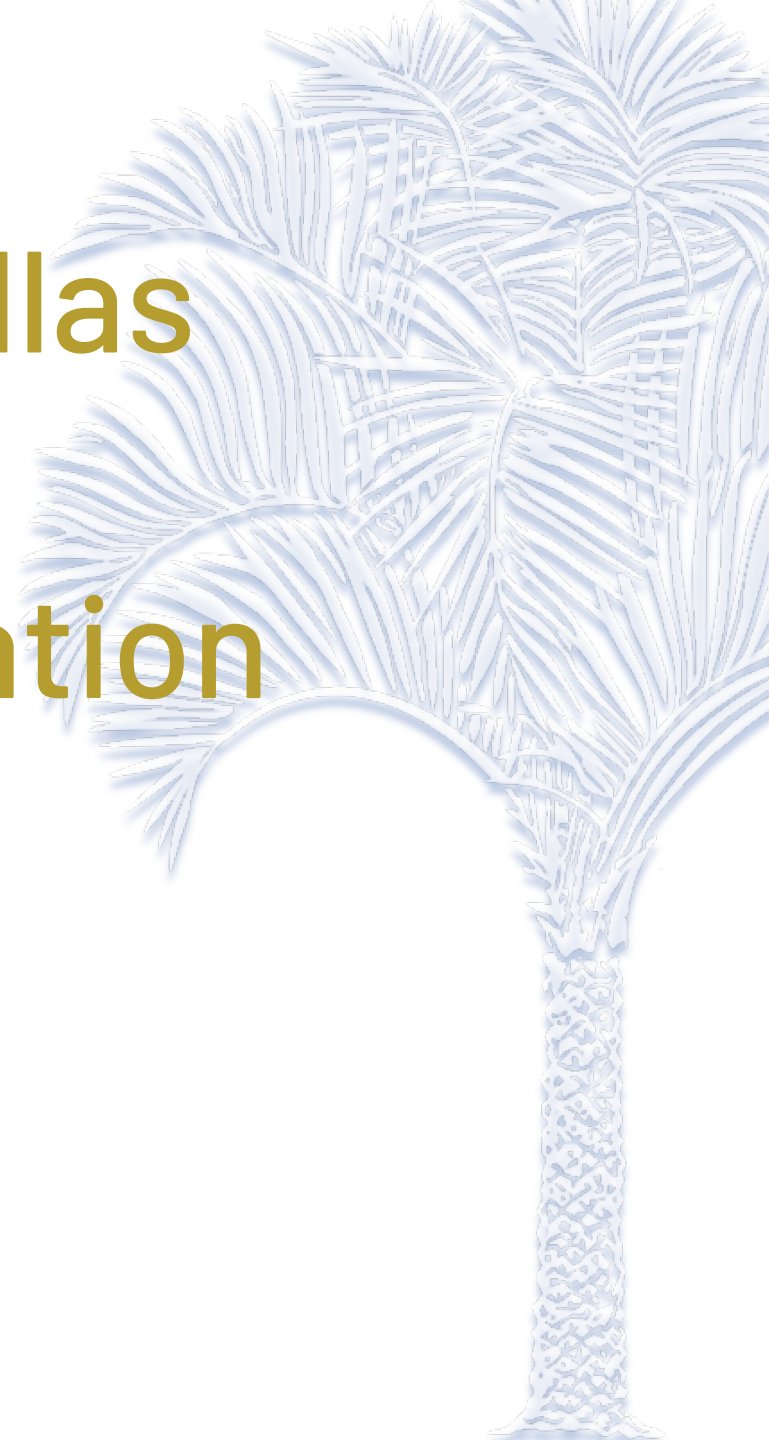


Plantation Resort Villas I – XVIII Annual Homeowners Association Meeting

Friday
March 15, 2024





Annual Meeting Agenda

- Introductions
- Roll Call, Certification of Proxies, Proof of Proper Meeting Notice
- HOA Business
 - Construction Update
 - RCI Resort Recognition
 - Condo & Resort Improvements
 - Budget vs. Actual Review
 - Maintenance Fees & Reserves
 - Election of Directors
- Questions and Answers
- Adjournment



Construction Surrounding the Resort

- Latest Information on our [website](#).



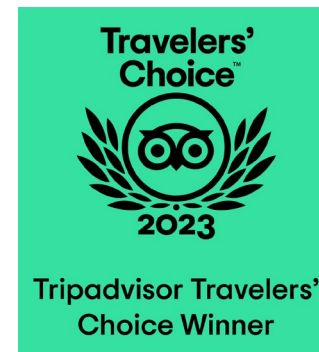
RCI Resort Recognition

- RCI Resort Code 1797 (Bldgs 208,221, 223)
 - Silver Crown
- RCI Resort Code 4220 (Presidential Villas)
 - Silver Crown
- RCI Resort Code 6045 (229, Double Eagle Drive less 208,221,223)
 - Gold Crown
- Other Awards:



Booking.com

Traveller Review Awards 2024





Condo Improvements

- Complete Renovation of all Timeshare Condos (7 years)
 - New Furniture, Flooring, Cabinetry, Bathrooms, TVs, Appliances
 - Exception: Ceramic Tile
- Completing Year 2 of a 7-Year Renovation Project – Timeline in Dec. [Newsletter](#)
 - 90 Condos completed by Summer (includes 2 non-ADA Pres. Villas condos)
 - Renovations during Non-Summer Season (no impact to summer reservations)
 - 6 Handicapped Accessible (ADA) Condos
 - 2 with Transfer Tubs
 - 4 with Roll-In Showers
 - Paid from the HOA Reserve contributions as part of your maintenance fee



Resort Improvements

- New Spectrum Wifi and Cable Agreement
 - New APs (In-Unit Wifi Antennas) with Stronger Signal (39 addtl resort-wide)
 - More Cable Channels - now with Cinemax
 - New Spectrum App for Cable Channels
 - Froze 2024 Price Increase
- New Playground
 - 3-Story Climbing Tower
 - 4 Slides
 - 3 Swings, 2 Swinging Benches
 - ADA Glider
 - ADA Gas and Charcoal Grills w/Table, Fountain



Maintenance Fee Comparisons

- Grand Palms Resort's Maintenance Fees In Line with State and National Averages

Region	Percent of resorts	Average size (# units)	Average occupancy	Average maintenance fees per interval	Unit type	Average maintenance fee	Active-sales resorts
Florida	24%	169	79.5%	\$1,250			
California	9%	136	84.0%	\$1,190	Studio	\$740	\$770
South Carolina	7%	152	83.9%	\$1,290	1BR	\$930	\$970
Hawaii	6%	138	86.5%	\$1,250	2BR	\$1,150	\$1,200
Nevada	4%	234	73.6%	\$1,130	3BR+	\$1,480	\$1,570
Mountain/Pacific	16%	107	78.8%	\$1,130	Average	\$1,170	\$1,270
Northeast	11%	100	83.3%	\$960			
South Atlantic	8%	110	75.4%	\$1,190			
Midwest	8%	124	74.0%	\$1,170			
South Central	7%	149	75.9%	\$1,210			
Overall	100%	131	77.6%	\$1,170			

Percent of 1,541 resorts - percentages may not add due to rounding

Avg maintenance fee includes reserve contributions, excludes taxes and special assessments

Source: AIF - Ernst & Young 2023 State of Industry Report

Where Does My Maintenance Fee Go?

- 15,070 Check-Ins for 2022 (over 80,000 Served)
 - Commodes Cleaned - 71,594
 - Beds Made - 53,181
 - \$240,129 in Convenience Items
- 212,573 Man-Hours in Resort Operations
 - \$1,852,180 Unit Upgrades (from Reserves)
 - \$34,000 New Mattresses
 - 55,700 Rolls of Toilet Paper
- 31,496 Guests Used the Shuttles
- 6,586 Guests Attended Activities
- 75,174 Gallons of Propane Used
- 893,639 lbs of Dirty Laundry



2023 YTD & 2024 Budget Review & Approval

Major Budget Impacts:

- Accelerated Reserve Funding
- Major Insurance Increases
 - U.S. sets record for billion-dollar weather disasters in a year
- Inflation Rises 13.8% over the last 3 years^{*}
 - Sharp Rise in Labor & Material Costs

^{*}[Source: US Inflation Calculator](#)

Budget Approval

Floor to Joshua Benson



Election of Board Members

- Open the floor for nominations





Questions?



We Appreciate Your Attendance!

Thank You for
Coming!