

MINUTES
OF THE
MEETING OF THE BOARD OF DIRECTORS

CALL TO ORDER

The regular Meeting of the Board of Directors of Pismo Coast Village, Inc. was called to order November 14, 2015, by President Ronald Nunlist at 10:00 AM.

INVOCATION

Dr. Eudaly gave the invocation.

ROLL CALL

Mr. Nunlist affirmed that, with the exception of Mr. Enns and Mr. Hickman, all members of the Board of Directors were present. He declared a quorum.

PRIOR MINUTES REVIEWED

Mr. Pettibone moved that the minutes of the Board of Directors' Meeting held September 19, 2015, be accepted as submitted. Mr. Williams seconded, and the motion carried.

PRESIDENT'S MESSAGE

Mr. Nunlist welcomed the shareholders to the meeting. He was pleased to say that we have just completed the best year ever in the history of Pismo Coast Village. We have a good facility and good location, and above all, we have good management running the Resort. He expressed his appreciation to Mr. Jamison and his staff and the Board of Directors for their hard work and efforts to make the Company successful.

CHIEF EXECUTIVE OFFICER/GENERAL MANAGER'S REPORT

Mr. Jamison, Chief Executive Officer/General Manager, thanked Mr. Nunlist for his comments, and said that he would pass the information on to staff. He also thanked the Board of Directors and the shareholders for their support. Every department contributed in a positive way to the bottom line this year. Occupancy for the fiscal year ended with 120,840 camper nights (82.8% occupancy for the year). Last fiscal year, which ended with 114,616 camper nights, was also a record year. Occupancy for October 2015 ended 645 camper nights above occupancy for October 2014.

He reported that we are ready to sign the agreement for the flagpole design cell tower, which will be constructed adjacent to the Reservations Office. A mock-up photo of the design was circulated around the meeting table. The permit process for the full-size tree-design cell tower in Storage Lot D is completed, and we are waiting for construction to start. Surveying has been done for the cell tower location in A-Lot. Pismo Coast Village will have four agreements with Verizon for four cell phone tower locations when these are all completed.

We are working with San Luis Obispo County on the upcoming Oceano drainage project in B and E Lots. During construction, they would like to grade the entirety of both B and E lots, which will require us to temporarily move 800 storage units to another location. Mr. Jamison has been told that there is a federal grant that will help compensate us for the expense of moving the units. Currently, we plan to move the trailers to Storage Lot Z. We will lose 52 storage spaces once the project is completed, and it appears that this will be a summer or fall 2016 project.

Mr. Jamison was pleased to report that the installation of the fiber optics for the Resort's Wi-Fi system has been completed, and we are now moving forward with upgrading the equipment. Yesterday, staff completed the installation of the fifteen towers and pedestals for the system. The upgrade to the Clubhouse building must still be completed. He reviewed statistics comparing the old Wi-Fi system to the new system.

He reported that he was contacted about a television advertisement that was filmed in the Resort last spring. The ad is currently airing on Channel 33.5, Comcast Channel 27, and Charter Channel 10 in the Fresno area. A film crew from the Going RV television show (Great American Country channel) will be in the resort on December 2, 2015, to film a segment for their show. We have not yet heard when the Flippin' RVs show, which was filmed during the May Vintage Trailer Rally, will be aired on the Great American Country channel.

JOINT MEETING OF THE EXECUTIVE AND PERSONNEL & COMPENSATION/ BENEFITS COMMITTEES

Mr. Hughes, Personnel & Compensation/Benefits Committee Chair, reported that the two Committees met yesterday afternoon. All committee members and Mr. Jamison were present. The Committee discussed the flagpole design cell phone tower planned for the Resort, the easement for the City of Pismo Beach's lift station in A-Lot, security for the new RV Shop in Oceano, Pismo Coast Village's 401(k) Plan, and shareholder correspondence.

FINANCE COMMITTEE REPORT

Mr. Hardesty, Chair, said his Committee met this morning and reviewed the financial statement for the fiscal year ended September 30, 2015, and was pleased with the year-end financial results. Also reviewed were the financial statement for October 2015 and the status of the capital expenditures for Fiscal Year 2015/2016.

OPERATIONS COMMITTEE REPORT

Mr. Plumley, Chair, said that the Committee met this morning and discussed a policy issue pertaining to general public group reservations and when groups can come in. After discussion, the Committee had no recommended changes. The Committee also reviewed the guest comments received since their last meeting.

AUDIT COMMITTEE REPORT

Due to the absence of Mr. Enns, Committee Chair, Mr. Roberts gave the report. The Committee met yesterday, by conference call, with lead auditor Ryan Nielsen from our accounting firm, Brown Armstrong CPA, to discuss the results of their annual audit. Also present at that meeting were Mr. Jamison, Mr. Hardesty, and Accounting Manager Kitty Karstetter. Mr. Nielsen reported that they were pleased with the results of the audit and there were no significant exceptions found in the financial report. The Committee reviewed the draft of the audit results letter from Brown Armstrong, and also discussed possible agenda items for next year's Audit Committee.

NOMINATING COMMITTEE REPORT

Mr. Hearne, Chair, said the Committee met yesterday. At the meeting, the Committee interviewed a prospective candidate for Board membership, and reviewed the list of active Board candidates. The Committee also discussed items that should be passed on to next year's Nominating Committee. The recommended slate of Board nominees for the 2016 annual meeting will be presented to the Board during Closed Session. In addition, the Committee will meet after today's Board meeting to conduct an interview with another candidate.

ENVIRONMENTAL, HEALTH & SAFETY ADVISORY COMMITTEE REPORT

Mr. Buchaklian, Chair, reported that the Committee met yesterday. Charles Amian, Operations Manager, gave an update on accidents and injuries to guests and employees. Mr. Jamison attended the meeting for a discussion of possible items for future review by the Committee. The Committee decided that they would interview one employee at each of their meetings. They interviewed the Lead Clerk at the General Store, to see if she had concerns and suggestions. The List of Advisories was updated.

SHAREHOLDERS' COMMENTS

A shareholder asked if there was an update on the proposed pedestrian bridge across Pismo Creek. Mr. Jamison reported that there is no new information, however, he has a meeting scheduled next week with the district superintendent from the Department of State Parks and Recreation to discuss the creek and other items. The shareholder also mentioned that he had heard that the Sky River property located on South Dolliver Street is for sale, and asked if the Company had an interest in purchasing that parcel. Mr. Jamison reported that it had not recently been discussed, but the last time the property was available, the price was very expensive.

A shareholder said that he appreciates the upgrade to the Wi-Fi system, commenting that the connection is the best he has ever had. He also said that he has had difficulty making reservations for the March 2016 Board meeting, which falls during Spring Break.

A shareholder complimented the Security Department's staff for their efforts to reduce possible thefts and for making the Resort safe.

A shareholder expressed his appreciation to Darrell, Reservations Supervisor, for giving him some helpful advice on making shareholder reservations on release dates.

A shareholder commented on how beautiful the Resort is, and about the great Board of Directors, management, and staff. She also commented about guests that arrive at night, disrupting other campers' enjoyment of the resort by running their vehicles or RV engines while they are setting up at their campsite. She suggested setting a time when units cannot come in to set up, requiring them to come back the following day.

Mr. Nunlist recessed the meeting at 10:41 AM, asking the shareholders to leave the meeting room. He reconvened the meeting in Closed Session at 11:54 AM.

There being no further business, the meeting was adjourned at 11:38 AM.

The above minutes of the November 14, 2015, Board of Directors' Meeting are correct and accepted as presented.

George Pappi, Jr.

George Pappi, Jr., V. P. – Secretary