

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 11, 2017, by President Terris Hughes at 10:00 AM. In honor of Veterans' Day, Mr. Hughes asked that all the veterans introduce themselves and state in which branch of the service they had served. Mr. Hughes expressed his appreciation to all who have served or are currently serving, which was followed by a round of applause.

PLEDGE OF ALLEGIANCE AND INVOCATION

Mr. Hughes led the Pledge of Allegiance. Mr. Plumley gave the invocation.

PRESIDENT'S MESSAGE

Mr. Hughes welcomed the shareholders and directors to the meeting. He read some of the cards and letters that he had received from staff since the September Board meeting.

ROLL CALL

Mr. Pappi called roll. With the exception of Mr. Buchaklian, all members of the Board of Directors were present. Mr. Pappi declared a quorum.

PRIOR MINUTES REVIEWED

Mr. Williams moved that the minutes of the Board of Directors' Meeting held September 16, 2017, be accepted as submitted. Mr. Pettibone seconded. A vote was taken; the motion carried.

CHIEF EXECUTIVE OFFICER/GENERAL MANAGER'S REPORT

Mr. Jamison, Chief Executive Officer/General Manager, reported that staff is currently working on getting the fiscal year closed out, which includes drafting the 10-K report for the SEC. The audit team from Brown Armstrong CPA was here last week to conduct the fiscal year end audit. He was pleased to report that Fiscal Year 2016/2017 was the best year for occupancy for the Company. Staff has been busy doing painting and touching up campsites.

Some of the projects planned for Fall include tree work, and grading and detailing campsites. Due to weather and high occupancy, some of last year's projects were postponed, and we hope to accomplish these jobs during December and January. We have changed landscaping companies, and the new company will take over the maintenance of our resort in December. Weed control in our storage lots will now be done by our staff, and we are purchasing equipment to facilitate this job. Charles Amian, Operations Manager, and Darrell Sisk, Reservations Supervisor, attended the National ARVC Convention in North Carolina last week.

The new Verizon cell phone tower in Storage Lot A is still under construction, and the contractor is currently working on installing antennas on the tower. In September, we received the minor use permit for the RV Shop location, and we are now working on getting the building and grading permit. We are also waiting for the architect to finish up the drawings, and for the electrical engineer to finish up the requirements for the electrical work.

In October, Pismo Coast Village had an entry in the Clam Festival Parade, which was one of our trailer movers driving our new Hino truck pulling a brand-new Airstream unit that was borrowed from Sky River RV. Rick Stollmeyer, one of our guests that participates in the Vintage Trailer Rally, followed behind with his vintage station wagon pulling his vintage trailer. To compensate him for his participation, we provided him with a complimentary campsite for the weekend.

Mr. Jamison thanked everyone who donated money or is volunteering time to help with our 40th Annual Special Children's Christmas Party that will be held December 14, 2017.

EXECUTIVE AND PERSONNEL & COMPENSATION/BENEFITS COMMITTEE REPORT

Mr. Nelson, Chair of the Personnel and Compensation/Benefits Committee, reported that there was a joint meeting held yesterday with the Executive Committee. All committee members were present. At that meeting, Mr. Jamison gave an update of the status of the resort. He also presented an update on the lease that we have with a local skydiving company that utilizes property owned by the Company, and a cell tower lease payment alternative plan. He updated the Committee on the status of the 401(K) Plan's transfer to the new plan advisor, Merrill Lynch.

FINANCE COMMITTEE REPORT

Mr. Hardesty, Chair, said that the Finance Committee met this morning. All committee members were present. The Committee reviewed the 2016/2017 fiscal year end financial statements, and the financial statement for October 2017. He was please to report that the Company is off to a great start for the new fiscal year, and the balance sheet is strong. There have been no expenditures for capital projects for the new fiscal year.

OPERATIONS COMMITTEE REPORT

Mr. Plumley, Chair, said that the Operations Committee met this morning. All Committee members were present. The Committee discussed the rules and regulations for the resort, specifically the 29-day rule for general public guests. Also discussed were the comment cards submitted by guests following their departure. The Committee discussed enhancing the Resort's Facebook presence with postings about recent additions to our amenities and achievements.

AUDIT COMMITTEE REPORT

Mr. Enns, Chair, said the Committee met yesterday. All committee members were present. Mr. Hardesty, Mr. Jamison, and Kitty Karstetter, Accounting Manager, also were in attendance. The Committee met by conference call with Ryan Nielsen and Melissa Cabezzas, from Brown Armstrong CPA, to discuss the results of their external audit. Their audit team conducted the audit last week, and Mr. Enns thanked Mr. Willems and Mr. Williams for being in the resort to meet with them during that time. We do not yet have their completed audit report.

ENVIRONMENTAL, HEALTH & SAFETY ADVISORY COMMITTEE REPORT

Due to the absence of Mr. Buchaklian, Chair, Mr. Skaggs gave the report. The Committee met yesterday. Normally, Charles Amian gives the Committee an update on accidents and injuries to guests and employees. Because he is currently attending the National ARVC Convention, he provided the information to the committee in written form. The Committee interviewed Tommy, Maintenance Lead, regarding safety issues. The Committee also toured the Reservations and Accounting Offices, and the RV Service Department and Shop area, and revised the Committee's List of Advisories.

NOMINATING COMMITTEE REPORT

Mr. Hearne, Chair, said that the Nominating Committee met yesterday. All committee members were present. He thanked his committee for their work and support during the year. The Committee interviewed one first-time candidate for prospective membership on the Board, and reviewed the Active Board Application Log and the Top Candidates List. The Committee also discussed items that could be carried over to the next year's Nominating Committee's agendas.

SHAREHOLDERS' COMMENTS

A shareholder expressed his appreciation to Charles Amian, and Josh and DeeDee from the Reservations Office, for accommodating his need for a reservation when his family was forced to evacuate their home during the recent fires. He also commented that since he purchased his first share of stock in 1978, the resort has gotten better and better, and he thanked the Board and staff for making this happen. After having a bad experience, he expressed his concern about the current operation in the restaurant.

A shareholder said that he and his wife have enjoyed their meals at the restaurant under its current operator.

A shareholder reported that when she arrived, her trailer had lots of spiders inside the unit. She asked if spraying for insects was being done in our storage lots. Mr. Jamison advised her that we currently do not do any spraying for insects in the lots.

A shareholder commented that, while she was sitting outside her trailer recently, she noticed that Mr. Jamison was out policing the resort for trash and debris during his walk.

A shareholder thanked staff for the great job that they do.

Mr. Hughes recessed the meeting at 10:37 AM, asking the shareholders to leave the meeting room. He reconvened the meeting in Closed Session at 10:55 AM.

There being no further business, the meeting was adjourned at 11:51 AM.

The above minutes of the November 11, 2017, Board of Directors' Meeting are correct and accepted as presented.

George Pappi, Jr.

George Pappi, Jr., V. P. – Secretary

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