

SEAWINDS II
BOARD OF TRUSTEES MEETING
October 19, 2005

I. CALL TO ORDER/ROLL CALL

Jeff Farres called the meeting to order at 6:40 p.m. The following people were in attendance:

Board Members:

Jeff Farres
Maureen Amati
Nancy Kritzman
Frank Goodyear

VRI Management and Resort Personnel:

Scott Dravis, Director of Resorts/VRI
Israel Soares, Acting General Manager/SeaWinds II

Absent:

David Rapaport
Rowena Flynn

II. APPROVAL OF AGENDA

Nancy Kritzman moved to approve the agenda as presented. The motion was seconded by Jeff Farres and approved unanimously.

III. APPROVAL OF PREVIOUS MEETING MINUTES (9/25/05)

MOTION: Nancy Kritzman moved to approve the minutes of the 9/25/05 meeting as presented. The motion was seconded by Maureen Amati and approved unanimously.

ACCEPTANCE OF ANNUAL MEETING MINUTES (9/25/05)

Tabled to next meeting.

IV. MANAGEMENT REPORTS

A. Resort Update

Israel Soares reported on items that needed attention:

- Some ceilings need painting.
- Electrical work is being done.
- Some microwaves, toasters and coffee makers have been replaced.
- Linen and towels have been replaced.

Scott Dravis reported that he met with Granite State Contract Furnishings. They will put together a proposal for unit interior refurbishments.

B. Financial

Scott Dravis reported on the month-end September 30, 2005 financials. Included in the report were the Cash Balances, Accounts Receivable Summary, Balance Sheet, Comparative Income Statement and Cash Flow Analysis.

Collections: Discussion was held on delinquent owners.

MOTION: Maureen Amati moved to authorize management to send multi-year delinquents to collections. The motion was seconded by Frank Goodyear and approved unanimously.

A. Insurance

Scott Dravis noted that D&O coverage was bound and is in place. VRI has requested loss runs and information from the current carrier to obtain quotes on Property & Liability coverage.

V. OLD BUSINESS

A. Merola Weeks

Scott Dravis reviewed communication with Joe Merola regarding 3 delinquent weeks. Mr. Merola reports that he has sold one week and the maintenance fees will be paid on that week; he will deed the other 2 weeks back. Scott informed him that he will be required to pay all closing and recording costs on the weeks being deeded to the Association.

VI. NEW BUSINESS

A. RCI Affiliation

Dual affiliation with RCI was discussed. This would provide owners with additional benefits and greater exchange flexibility.

Dual affiliation will continue to be explored.

B. 2006 Budget

Drafts of the 2006 proposed budget were reviewed and discussed.

MOTION: Nancy Kritzman moved to approve the 2006 budget as presented with maintenance fees as follows: 1BR \$375.50, 2BR \$525.00. The motion was seconded by Frank Goodyear and approved unanimously.

The Board will include a letter explaining the increase.

VII. OTHER

A. Next Meeting Date

The next meeting is tentatively scheduled for December 6, 2005, 6:30 p.m. at Nancy Kritzman's home.

VIII. ADJOURNMENT

MOTION: Frank Goodyear moved to adjourn the meeting at 9:30 p.m. The motion was seconded by Nancy Kritzman and approved unanimously.

Maureen Amati, Secretary

Date

SWD/cw

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