

**SEAWINDS II  
BOARD OF TRUSTEES  
TELEPHONIC BOARD MEETING MINUTES  
August 2, 2006**

**I. CALL TO ORDER/ROLL CALL**

A duly noticed telephonic Board meeting was called to order by Maureen Amati at 6:02 p.m. The following people were in attendance:

Board Members:

Jeff Farres  
Rowena Flynn  
David Rapaport  
Nancy Kritzman  
Maureen Amati  
Frank Goodyear

VRI Management and Resort Personnel:

Michael McManus, Director of Resorts/VRI  
Israel Soares, General Manager

**II. APPROVAL OF AGENDA**

**MOTION:** David Rapaport moved to approve the agenda as written. Motion was seconded by Nancy Kritzman and approved unanimously.

**III. MANAGEMENT REPORTS**

A. Resort Update

Prior to today's meeting, Israel Soares e-mailed his Manager's Report to the Board members which included the following items:

- Cable television upgrade package. The Board decided that the current cable package was sufficient for now and that DVD players will be purchased at the time of renovations.
- Two Adirondack chairs are needed. The cost is \$169 for both chairs.

**MOTION:** Nancy Kritzman moved to approve the purchases of two new Adirondack chairs at a cost of \$169. The chairs are to be secured if needed. Motion was seconded by David Rapaport and approved unanimously.

- AC units have been purchased for units 5 and 1. The Board asked management to have sleeves checked during installation to ensure there is no evidence of condensation leaks which has been a problem in the past.

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- Patio bricks have been laid under the emergency phone.
- The Town of Dennis has requested that a building inspection be completed. The inspection is scheduled for August 3, 2006.
- An agreement has been signed between the resort and David's Gym in West Dennis. Owners and guests are allowed to use the gym at no cost and the owner of David's Gym will receive a complimentary one week vacation at the resort or elsewhere depending upon availability. Management is to fax to David's Gym a list of those guests and owners who are in house for the week.

#### **IV. OLD BUSINESS**

##### **A. Renovations**

Michael McManus reviewed the cost of the unit renovations, sound proofing the building and the kitchen upgrades. The costs are based on bids received from Granite State and contractors who install flooring, kitchen and insulation/sound proofing. The renovations can be spread out over a two year period.

All changes noted from the site inspection of unit 4 at the June 10, 2006 meeting have been incorporated in the renovations plans.

#### **VI. NEW BUSINESS**

##### **A. Funding Renovations / Special Assessment**

Michael McManus presented two spreadsheets outlining the renovations cost and funding options. One showed renovation funding by way of loan financing. The second showed the renovation funding by way of a special assessment of \$350 per interval owner.

**MOTION:** Jeff Farres moved to approve billing a special assessment of \$350 per interval to fund the proposed renovations. Owners may choose from two payment options which include: A one time payment of \$300 due 30 days upon receipt or two payments of \$175 due on October 30, 2006 and October 30, 2007. Motion was seconded by Maureen Amati and approved unanimously.

The Board requested that management prepare a newsletter which is to be mailed in early September 2006. To be included in the newsletter is information regarding the renovations, before and after photos of the model unit, the cost involved, reminder of the Annual Meeting and candidate biographies.

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B. Uncle Ralf's Association / SeaWinds II Beach

Jeff Farres commented on a letter that was sent by Uncle Ralf's Association to the SeaWinds II Board concerning drainage work that the Town of Dennis is proposing to do on the road at the entrance to SeaWinds II beachfront property.

**MOTION:** David Rapaport moved to approve granting the Town of Dennis easement rights in order for the Town to install drainage on Old Wharf Road at the entrance of the beach property. Motion was seconded by Nancy Kritzman and approved unanimously.

Jeff Farres advised the Board that he directed management to consult with Attorney Doug Errico regarding a previously received legal opinion from Uncle Ralf's Association claiming deeded ownership of the SeaWinds II Association beach. The Board is requesting attorney Errico determine the validity of this claim and determine SeaWinds II rights and obligations in this matter. Legal fees are not to exceed \$1,000 without Board authorization.

Both Jeff Farres and Frank Goodyear concurred that a SeaWinds II representative should be present at the yearly Labor Day meeting of the Uncle Ralf Association. Either Jeff or Frank will try to make it to this years meeting to start communication between both parties.

**VII. OTHER**

A. Next Meeting Date-Budget Meeting

The next meeting scheduled will be the Annual Meeting. Management has secured the Elks Club on Sunday, September 24 at 1:00 p.m. for a Board meeting and 2:00 p.m. for the Annual Meeting.

**VIII. ADJOURNMENT**

**MOTION:** Jeff Farres moved to adjourn the telephonic meeting at 7:45 p.m. Motion was seconded by David Rapaport and approved unanimously.

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Maureen Amati, Secretary

\_\_\_\_\_  
Date

MCM/jmf

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