

**SEAWINDS II
BOARD OF TRUSTEES
REGULAR BOARD MEETING MINUTES
December 2, 2006**

I. CALL TO ORDER/ROLL CALL

The Board meeting was called to order by Jeff Farres at 1:15 p.m. at SeaWinds Resort. The following people were in attendance:

Board Members:

Jeff Farres
Rowena Flynn
Shelia Farres
Frank Goodyear

Absent:

David Rapaport
Nancy Kritzman

VRI Management and Resort Personnel:

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

II. APPROVAL OF AGENDA

MOTION: Jeff Farres moved to approve the agenda by adding C. Approval of Regular Meeting Minutes (10/22/06) under III. Approval of Previous Meeting Minutes and re-letter accordingly. Motion was seconded by Frank Goodyear and approved unanimously.

III. APPROVAL OF PREVIOUS MEETING MINUTES

- A. Approval of Regular Meeting Minutes of (06/10/06)
- B. Approval of Telephonic Meeting Minutes of (8/2/06)
- C. Approval of Regular Meeting Minutes of (10/22/06)

MOTION: Jeff Farres moved to approve the June 10, 2006, August 2, 2006 and the October 22, 2006 meeting minutes as written. Motion was seconded by Shelia Farres and approved unanimously.

D. Acceptance of Annual Meeting Minutes of (9/24/06)

MOTION: Rowena Flynn moved to accept the Annual Meeting Minutes of September 24, 2006 as written. Motion was seconded by Jeff Farres and approved unanimously.

IV. ELECTION OF OFFICERS

MOTION: Rowena Flynn moved to nominate Jeff Farres as President, David Rapaport as Treasurer and Shelia Farres as Secretary. Motion was seconded by Frank Goodyear and approved unanimously.

V. MANAGEMENT REPORTS

A. Resort Update

Israel Soares distributed his Manager's Report which included the following items:

- New outside lighting by unit 1 and unit 5 has been installed.
- A DSL wireless high speed internet access has been installed.
- The dumpster at the resort has been locked and the security code is issued to each guest.
- The gas pilot in unit 5 has been replaced and a new vent guard has been installed to block the wind.
- The trim on the windows have been painted and storm windows have been installed.
- Maintenance installed two new gutter spouts to help direct water away from the building.
- Outside furniture has been cleaned and put away for the winter.

B. Financial

Michael McManus reviewed the financial statements as of month-end October 31, 2006. Included in the review were the Cash Balances Report, Accounts Receivable Summary, Balance Sheet, Comparative Income Statement, and Cash Flow Analysis. The special assessment collection amounts were discussed.

C. Owner Correspondence

Michael McManus stated he received a letter from a person serving as Executor for the estate of a deceased owner and is requesting that the Board accept a deed in lieu of maintenance fees.

MOTION: Jeff Farres moved to approve the deed back on account 001-20 with payment of the special assessment being nonrefundable. Motion was seconded by Frank Goodyear and approved unanimously.

VI. OLD BUSINESS

A. Renovations

Michael McManus reviewed renovation plans for the one bedroom units to be completed during the shutdown period. The Board discussed recommended changes to the kitchens and lighting options for the dining areas.

VII. NEW BUSINESS

A. Open Discussion

Rowena Flynn recommended that clocks be installed in the dining area. The Board also discussed sound proofing, air-conditioning, heating, and additional seating in the living rooms for the units.

VIII. OTHER

A. Next Meeting Date

The next regularly scheduled Board meeting will be on Saturday, February 17, 2007 at 12:00 p.m. at Seawinds II in unit 1.

IX. ADJOURNMENT

MOTION: Jeff Farres moved to adjourn the meeting at 3:15 p.m. Motion was seconded by Frank Goodyear and approved unanimously.

Shelia Farres, Secretary

Date

MCM/jmf

swb: 120206min