

**SEAWINDS II
BOARD OF TRUSTEES
REGULAR BOARD MEETING MINUTES
February 17, 2007**

I. CALL TO ORDER/ROLL CALL

The Board meeting was called to order by Jeff Farres at 12:15 p.m. at VRI, Hyannis, MA. The following people were in attendance:

Board of Trustees:

Jeff Farres
Rowena Flynn
Shelia Farres
Nancy Kritzman

Absent:

David Rapaport
Frank Goodyear

VRI Management and Resort Personnel:

Rich Uccello, Sr. Vice President of Finance/VRI
Michael McManus, Director of Resorts/VRI
Israel Soares, Resort General Manager

II. APPROVAL OF AGENDA

MOTION: Jeff Farres moved to approve the agenda as written. Motion was seconded by Nancy Kritzman and approved unanimously.

III. APPROVAL OF PREVIOUS MEETING MINUTES (12/02/06)

The Board tabled approving the minutes until the next Board meeting.

IV. MANAGEMENT REPORTS

A. Resort Update

Israel Soares distributed his Manager's Report which included work completed during the shutdown period:

Two Bedroom Units:

- AC units have been installed in the second bedroom of Unit's 5 and 6.
- The connecting door between unit's 5 and 6 has been sealed.
- New operable skylights were installed in unit's 5 and 6 with blackout shades.
- A second 19" TV was added to the bedrooms.

One Bedroom Units:

- The main entrance door has been painted and new room numbers installed.
- The bathrooms have been painted and new hardware and cabinets installed.
- Window treatments have been installed.
- 27" TV's with DVD's have been added to the living rooms.
- A clock was put in the dining area along with recessed can lights.
- The units have been painted and new flooring installed.

Housekeeping deep cleaned all units and some damaged furniture was replaced in Units 5 and 6.

B. Financial

Rich Uccello distributed and reviewed the financial statements as of year-end December 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.

Rich Uccello explained to the Board the differences between a compilation, a review and an audit. The Board directed management to engage Alford & Co. to file 2006 taxes; however, the Board decided to perform a review of the financials in 2008.

C. Owner Correspondence

Michael McManus reported on two letters from owners, one looking to sell their unit and one looking to deed back their unit. The Board reviewed the owner's accounts and management was directed to send a letter to both owners outlining possible options pertaining to sales.

Michael McManus reported on 18 delinquent accounts and discussed possible collection options including asking Glen Thierwechter to assist on hard core delinquent weeks and deeds-in-lieu.

MOTION: Jeff Farres moved to authorize VRI to negotiate collections and deeds-in-lieu on the hard core delinquent weeks. Motion was seconded by Nancy Kritzman and approved unanimously.

VI. OLD BUSINESS

A. Renovations

Michael McManus reviewed the current condition of all one bedroom units which included the following:

- Sound proofing and insulation between the units is complete.
- All units have been painted and the new flooring installed.
- Kitchen countertops and cabinets have been installed.
- New lighting has been installed in the kitchen area.
- Electric baseboard heating elements were installed in the bedrooms.

Granite State Contract Furnishings will be installing new furniture on February 28, 2007; however, some items are on back order. The Board discussed the placement of the new furniture and also purchasing new beds.

MOTION: Sheila Farres moved to authorize VRI to use their purchasing power with Sealy to order eight new queen size beds. Motion was seconded by Nancy Kritzman and approved unanimously.

VII. NEW BUSINESS

A. Open Discussion

Michael McManus discussed sending out a newsletter in May outlining all the renovations that were accomplished in 2006.

Jeff Farres discussed his concerns regarding sales of intervals owned by the Association and asked management for a list of all possible options that could help with sales of Association owned units.

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VIII. OTHER

A. Next Meeting Date

The next regularly scheduled Board meetings are as follows:

Saturday, April 21, 2007, 12:00 p.m. at Riverview Resort
Saturday, August 18, 2007, 12:00 p.m. at Riverview Resort
Sunday, September 16, 2007, 12:00 p.m. at Elks Lodge (Tentative)
Saturday, December 1, 2007, 12:00 p.m. at Riverview Resort

IX. ADJOURNMENT

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

Shelia Farres, Secretary

Date

MCM/jmf

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