

SEAWINDS II
TELEPHONIC BOARD MEETING MINUTES
Saturday, August 16, 2008

I. CALL TO ORDER/ROLL CALL

A duly noticed telephonic Board meeting was called to order by Jeff Farres at 12:08 p.m. The following people were in attendance:

Board Members:

Jeff Farres	Frank Goodyear
David Rapaport	Rowena Flynn

Absent:

Nancy Kritzman	Sheila Farres
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Vacation Resorts International and Resort Management Staff:

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

II. APPROVAL OF AGENDA

MOTION: David Rapaport moved to approve the agenda as written. Motion was seconded by Frank Goodyear and approved unanimously.

III. APPROVAL OF PREVIOUS MEETING MINUTES (05/10/08)

Tabled until the next Board meeting.

IV. MANAGEMENT REPORTS

A. Resort Update

Israel Soares reported that a new fence has been installed at the beach. The cost was shared between Seawinds II, the deed land owners and some members of the Uncle Rolf Association whom have beach use rights. Seawinds II contributed a \$1,000 and the Uncle Rolf Association contributed \$1,100.

B. Financial

Covered under VI. New Business, A. Riverview Resort/ Sub-Management Agreement.

C. Owner Correspondence

Michael McManus discussed concerns that an owner had brought to his attention during her week at Seawinds II. Michael stated that he encouraged her to attend the Annual Meeting to address her concerns.

Jeff Farres asked that management contact Mrs. Lopez and let her know that the Board President was personally inviting her to the Annual Meeting to address her issue with the fellow owners and the Board.

V. OLD BUSINESS

A. Renovations

Michael McManus reported that the beach umbrellas were installed May 8, 2008 and someone vandalized the umbrellas on May 13, 2008 by cutting the umbrellas in half and throwing them into the ocean. Maintenance recovered most of the umbrellas and Mello Construction rebuilt and re-installed them on June 20, 2008. The property has been observed daily by maintenance and a security guard has been hired for the weekends to maintain order on the beach. The umbrellas have been on the beach for the last ten weeks with no problems.

B. Contract Matrix

No contracts have been entered into at this time.

C. Resort Amenities

i. Parking Signs

Michael McManus reported that the resort is required to apply at the Town of Dennis for off sight sign permits for each sign that the resort would like to install on Lot 63B. Michael reported that there is an application fee of \$250 per sign.

ii. TV

Tabled till next meeting.

VI. NEW BUSINESS

A. Riverview Resort / Sub-Management Contract

Michael McManus outlined the current sub-management agreement that has been in affect for the past three years. The specific accounts related to the sub-management agreement were reviewed and shown how they relate to the current financial statements.

David Rapaport explained that he has been working with Ted Schuster, Riverview Resort's Treasurer, for several months on a new sub-management agreement that is fair and equitable for both parties. David presented a proposed a new sub-management agreement to the Board for review.

B. Property Line

Michael McManus reviewed an easement plan that was draw up by A&M Land Services outlining the property lines at Seawinds II, "Lot 9" and a proposed easement plan that could be recorded if both land owners agreed.

The proposed easement would be recorded in Land Court whereas stating that:

The undersigned, being a majority of the Trustees of Seawinds II Condominium Trust, under Declaration of Trust No. 492833, as noted on Certificate of Title C-281 for consideration paid in full consideration of One (\$1.00) Dollar Grant to

John T. Girard and Kerry Girard husband and wife, as tenants by entirety of 104 Uncle Rolf Road, Dennisport, MA, and to their heirs, successors and assigns, an easement as appurtenant to lot owner 9, would be granting lot owner 8 easement to section "B", 63+ Sq. Ft of Lot 9's property to pass and repass over and

Seawinds II Condominium Trust tenants of 124 Old Wharf Rd., Dennisprt, MA, and to their heirs, successors and assigns, an easement as appurtenant to lot owner 8, would be granting lot owner 9 easement to section "A", 210+ Sq. Ft of Lot 8's property to pass and repass over, for all purposes for which ways are commonly used in the Town of Dennis, in common with all others now or hereafter lawfully entitled thereto.

See certificate # 5028.dwg.

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MOTION: Frank Goodyear moved to approve the easement rights as written and requested that the easement be filed with Massachusetts Land Court. Motion was seconded by David Rapaport and approved unanimously.

C. Annual Meeting/ Candidate Nominations

Michael McManus reported that seven candidate nomination forms have been received. The Board discussed the possibility of expanding the Board to a full seven member Board as stated in section 3.2 of the By-Laws.

D. Open Discussion

David Rapaport requested that management look into having a Reserve Study performed on the resort outlining a long term schedule of replacement costs. Michael McManus stated that Paul Trower is available in October of 2008 at a cost of \$700. David asked to review a copy of Mr. Trower's work and the Board would make a decision at the next Board Meeting in September.

VII. OTHER

A. Next Meeting Date

The next Board meetings are scheduled as follows:

Regular Board meeting on Friday, September 19, 2008, 6:00 p.m. at Riverview Resort.

Annual Board meeting on Saturday, September 20, 2008, 10:00 a.m. at Riverview Resort.

VIII. ADJOURNMENT

MOTION: There being no further business, David Rapaport moved to adjourn the meeting at 2:25 pm. Motion was seconded by Frank Goodyear and approved unanimously.

Sheila Farris, Secretary

MJM/jmf

swb: 081608min