

SEAWINDS II NEWS

August 2010

Annual Owners' Meeting Sunday

September 19, 2010

at 12:00 p.m.

at Best Western Rockland

909 Hingham Street

Rockland, MA

(781) 871-5660

AGENDA

- I. Introductions
- II. Approval of Previous Annual Meeting Minutes (09/20/09)
- III. Board Report
- IV. Renovation Report
- V. Manager's Report
- VI. Financial Report
- VII. Question / Answer Session
- VIII. Adjournment

REMINDER

Annual Meeting of Owners

You are invited as an owner of a timeshare interval at SeaWinds II Resort, to be present or represented by proxy at the Annual Meeting of Owners to be held at the Best Western Rockland, MA on Sunday, September 19, 2010 at 12:00 p.m. for the following purposes:

1. Board Election
2. To transact such other business as may properly come before the meeting.

Owners in good standing are entitled to vote at the Annual Meeting of Owners and all adjournments thereof. Since a quorum of owners is required to transact business, all owners are urged either to attend the meeting or to be represented by Proxy.

If you do not expect to attend the meeting in person, it is vitally important that you mark, sign, date and return the enclosed Proxy/Ballot to reach us no later than September 17, 2010. If you later find that you can be present or for any other reason desire to revoke your Proxy/Ballot, you may do so at any time before the voting commences.

NEW LOCATION FOR ANNUAL MEETING

Directions:

- From RI - 95 North to 93 North to Route 3 South via exit 7 towards Cape Cod. Take the Route 228 exit 14, toward Highham/Rockland. Take the ramp towards Rockland turn slight right onto Hingham St. and Hotel is on the left.
- From Cape Cod - Route 3 North to exit 14 toward Rockland/Nantasket. Turn slight left on ramp towards Rockland. Left onto MA-228 Hingham Street and Hotel is on the left.
- From Boston - 93 South merge onto MA Route 3 South. Take the Route 228 exit 14, toward Highham/Rockland. Take the ramp towards Rockland turn slight right onto Hingham St. and Hotel is on the left.

SeaWinds II Condominium Trust

Candidate Profiles

* Indicates Incumbents

*Jeffrey Farres

Unit/Week(s) Owned: 5/51
Address: Francestown, NH

Qualifying Experience: I have been a member of the Board since 2001 and I am currently the President. I am a supervisor for a major heavy construction company in NH. I also own at two other timeshares giving me a broader perspective of the timeshare industry.

Objectives as Trustee: I want to protect the investment we as owners have made in SeaWinds II. I also want to ensure that all users of SeaWinds find a welcoming place that they want to come back to. I would like to finish the work that the Board has started on refurbishing the units and making SeaWinds II such a great destination.

*Sheila Farres

Unit/Week(s) Owned: 5/51
Address: Francestown, NH
Education: Laurel Senior High School, New Castle PA

Qualifying Experience: Customer service background, board member experience, organizational skills.

Objectives as Trustee: I have a great deal of affection for this resort, this property is what got us into vacation ownership originally back in 1997. It is truly unique and my husband & I are committed to it. The Vacation Industry as a whole has had a tough time in the recession, so we will need a Board that can work together as a team and also with Vacation Resorts International (VRI) to ensure its success. My objectives would be the continued upgrades and maintenance of the resort to maintain II and RCI status, and to keep a particular eye on costs in order to keep maint. fees as low as possible, without sacrificing the quality of our resort.

*Rowena Flynn

Unit/Week(s) Owned: 2/24
Address: Wiscasset, ME
Education: Some college, many credits, 35 years of computer application training and developing.

Qualifying Experience: Previous member who participated in the remodeling of our timeshare.

Objectives as Trustee: Continue to serve in the best interests of our ownership.

*Frank D. Goodyear

Unit/Week(s) Owned: 6/35
Address: Avon, CT
Education: College: Bio/Marine Sciences; Business Management / Marketing; Business Development Strategy.

Qualifying Experience: Served as Board member multiple terms. I own multiple week (14) at other timeshare resorts. I have over 42 years of Automotive Industry Business experience as Business Development Manager, Customer Relations Manager, Fixed Operations Controller and various other positions.

Objectives as Trustee: To continue development and improvement of SeaWinds II while maintaining reasonable financial guidelines and to protect owners interest of SeaWinds II as the current Board has done.

Candidate Profiles Cont.

* Indicates Incumbents

* Nancy Kritzman

Unit/Week(s) Owned: 1/22
 Address: Sharon, MA
 Education: Retail Management Marketing

Qualifying Experience: Hired and trained at management level for major department store. Worked in insurance industry 10 years. Owned a business which entailed dealing with planning board, police and lawyers in the town.

Objective as Trustee: To continue to assist in the decision making process to insure SWII maintains the best standards possible.

*David Rapaport

Unit/Week(s) Owned: 1 - 7
 Address: Weymouth, MA
 Education: BSBA, Northeastern Univ-1982; Master of Management, Cambridge College-2009

Qualifying Experience: Entrepreneur, USA Highway, LLC; Lead Accounting Technician, Boston VA Health System; Accounting Office Mgr, Bay Cove Human Services, Inc.; Bill Specialist, Verizon Communications, Inc.

Military Background: Chief Instructor, Field Artillery-Massachusetts Army National Guard; Rank: Sergeant First Class Enlisted: 1980; Asst. Treasurer, New England Sinai Hospital/Men's Associates; President, Temple Beth Shalom/Holbrook, MA; Trustee, Magnolia Ridge III Condominium; Chair, Bay Cove Human Services Human Rights Committee.

Objectives as Trustee: Revenue and expense accountability. Interest in protecting investment. Continue working with a talented, dedicated Board and Management Co.

*Vincent (Gene) Phaneuf

Unit/Week(s) Owned: #36 - 1
 Address: Burlington, CT
 Education: Some college

Qualifying Experience: I spent this year on the Board and was brought up to speed as to just how the SeaWinds experience happens. I did not realize how much work is involved, the difficult decisions the Board makes and how delinquent owners affect the rest of us. I hope any input I have given at these meetings were of a positive nature and, if reelected, I will continue to learn and hopefully continue to give more positive suggestions. Thanks for the opportunity.

Objectives as Trustee: Help do what is needed to improve or maintain SeaWinds experience.

SeaWinds II Resort Policies

NON-SMOKING RESORT - SeaWinds II Resort actively promotes a smoke-free environment. We ask that you refrain from smoking inside your unit. Smoking on the balconies, patios or outside grounds is permitted. In the event of a violation a minimum fine of \$250 will be assessed to all violators.

NO PET POLICY: There is a NO pet policy at the Resort which is strictly enforced for the benefit of all owners. Please make appropriate arrangements for your pets while you vacation at SeaWinds II.

SeaWinds II
c/o Vacation Resorts International
P.O. Box 399
Hyannis, MA 02601

ADDRESS SERVICE REQUESTED

Important Numbers
SeaWinds II
and
Vacation Resorts International (VRI)

SeaWinds II Resort.....(508) 398-1474	Reservations
Fax(508) 394-6012	Information and Assistance.....(800) 228-2968
Exchange Information	Bonus Time.....(866) 469-8222
Interval International.....(800) 828-8200	Vacation Tyme®.....(866) 469-8222
RCI.....(877) 874-3334	Still Need Assistance
VRI*ety(888) 203-1044	VRI Corporate Services.....(508) 771-3399
Vacation Owner Services	VRI Fax.....(508) 775-6396
Assessment Billing and Collection (508) 771-3399	

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