

# SEAWINDS II NEWS

July 2010

## NEW MEETING LOCATION

### MARK YOUR CALENDARS

#### *Annual Homeowners' Meeting*

*Sunday, September 19, 2010 at 12:00 p.m.*

*at Best Western Rockland, 909 Hingham Street, Rockland, MA*



Summer is finally in full swing on Cape Cod. The beach roses are in full bloom, the water is getting warmer and we are awaiting your arrival. This is my fifth year as General Manager, the staff and I are looking forward to seeing our owners and friends return to The Cape. Since the beach is just across the street from the resort, don't forget to pack your favorite beach items; blanket, chairs, beach towels, and sand toys.

The following improvements have been made to the resort and we are also asking for your support and understanding as the resort makes the following efforts to go Green to conserve water and electricity:

New flat screen LCD TV's have been installed in the living rooms and bedrooms of all the one bedroom units.

Two new tankless hot water heaters were installed at the resort in May.

Midweek cleanings, normally done on Wednesdays, have been suspended until further notice.

NOTE: Housekeeping requests may be made by calling 1-508-398-1474.

Each guest is required to call the resort the week prior to your arrival to obtain your door code. At that time a valid credit card is required for the \$200 security deposit. The deposit is held on your card during your stay at SeaWinds II and is removed the day you check-out upon inspection of your unit.

Check-in is at 4:00 p.m. and management asks for your cooperation in allowing adequate time for the housekeepers to complete the cleaning of all units prior to your arrival. Please feel free to access the parking and beach area; however, refrain from entering into the units as housekeeping may be present or still on property. Your door code is programmed to activate on the date of your check-in at 4:00 p.m. and we ask that you not occupy the unit until that time. Thank you for your understanding and compliance to this policy.

Israel Soares  
SeaWinds II Resort General Manager

## Call For Nominations

Your Board of Trustees is looking for owners who are interested in the future of SeaWinds II Condominium Trust to submit their names as candidates and run in the upcoming election for service on the Board.

By submitting the enclosed Candidate Nomination Form, your name and profile will appear with other respondents in the next mailing to all owners. Your fellow owners will then have the opportunity to consider your qualifications and vote for the candidate of their choice. Voting will take place during the Annual Meeting; however, approximately 45 days prior to the meeting you will receive a proxy/ballot for completion should you be unable to attend.

To qualify, you need only be an owner in good standing and willing to attend regular Board meetings and have a genuine concern about the future of SeaWinds II Resort. Board members attendance at meetings is important to establish a quorum and to conduct business in an organized and educated manner. Trustees have the opportunity to discuss, consider and vote on a wide variety of issues which determine the direction and policies of the Resort. Please be aware that Board members are not compensated; however, the job of representing SeaWinds II Resort is highly rewarding.

If you have the time, dedication and desire to guide our Resort, please complete the enclosed Candidate Nomination Form and return it to our management office by August 13, 2010.

**SEAWINDS II**  
**BOARD OF TRUSTEES**  
**ANNUAL OWNERS MEETING MINUTES**  
 September 20, 2009

**I. INTRODUCTION OF THE BOARD MEMBERS**

Michael McManus called the meeting to order at 10:05 a.m. and welcomed those in attendance. Jeff Farres, Board President opened the meeting by introducing the following people:

Board Members:

Jeff Farres	Rowena Flynn
Frank Goodyear	Sheila Farres

VRI Management and Resort Personnel:

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

Absent: David Rapaport and Nancy Kritzman

**II. PROOF OF MEETING NOTICE**

Sheila Farres stated that the notice of today's meeting, pursuant to Trust Documents, was delivered to all owners at their address of record via regular mail in the July and August newsletters.

**III. APPROVAL OF AGENDA**

**MOTION:** A motion from the floor was made to approve the agenda as written. Motion was seconded and approved unanimously.

**IV. READING/APPROVAL OF MINUTES (09/20/08)**

Secretary Sheila Farres distributed a copy of the 2008 Annual Meeting minutes.

**MOTION:** A motion from the floor was made to waive the reading of the 2008 Annual Meeting minutes and approve as written. Motion was seconded and approved unanimously.

**V. PRESIDENT'S REPORT**

Jeff welcomed the owners to the Cape and thanked them for making the trip. He stated that he was excited that the 2009 Annual Meeting was being hosted at Riverview Resort. Jeff encouraged the owners to walk the property to see the resort facilities and to meet the staff. He reminded the owners that when you call SeaWinds for directions, reservations, or owner services you reach one of the Riverview staff members that you see here today. He encouraged owners to reach out today and say "Thank you" to those helpful employees that owners have been commenting about over the last year in the resort comment cards.

Jeff stated that this year the Board and management have worked to maintain the resort by implementing the security deposit policy.

This has been a great step in the right direction by reminding owners and guests that they are responsible for their actions. Jeff stated that the Board is very impressed with the professionalism and dedication that resort management and VRI brings to the table year after year.

The Board has been working with American Resort Development Association (ARDA) in an effort to introduce "Non-Judicial Forfeiture" in the state legislation to assist timeshare resorts with cleaning up of delinquent intervals. Jeff reported that SeaWinds currently has 32 accounts that fall into this category and encouraged the Massachusetts residents to call their local representative and ask for their support.

**VI. MANAGER'S REPORT**

Jeff Farres introduced Michael McManus. Michael stated that he is a Director of Resorts for VRI and is responsible for the operations at SeaWinds II. Michael stated that the Riverview Resort staff and VRI are very pleased to work with the Board over the past few years. We have been concentrating on cutting daily operational costs, maintaining unit quality, and preparing for the future through reserves.

Michael McManus displayed a slideshow presentation showing a review of capital improvements that were completed at the resort from 2007 to 2009. The renovations covered amenity upgrades, a direct phone line to Riverview, new resort sign, electronic locks, complete overhaul of the units, and several building projects including sound proofing. Michael stated that several Association units are available for sale and to please contact the resort for a list of the unit numbers and weeks.

Michael explained several new programs offered through VRI management which included the following:

**VRI\*ety:** Vacation Resorts International re-launched its VRI\*ety internal exchange program and is now in an alliance partnership with Trading Places International, (TPI). The new VRI\*ety program will offer significantly more resorts than the program listed in the past, no membership fee and exchange fees are less than those charged by RCI or II.

The program should prove to be a great way for owners at VRI managed resorts to receive excellent exchange opportunities at other Trading Places and VRI affiliated resorts throughout the United States and Internationally. Additional information can be found on their website [www.vrietyexchange.com](http://www.vrietyexchange.com).

## VII. FINANCIAL REPORT

Michael McManus distributed and presented the 2010 Presentation Budget. Copies of the most recent Comparative Income Statement, Cash Balances, Cash Flow and Reserve Analysis for August 2009 were handed out and reviewed with the owners. Michael commented that the 6.5% increase in maintenance fees for 2010 was mainly due to an increase in delinquent accounts and that currently there are 32 owners that are behind in their yearly maintenance fee obligation. Michael stressed that the Board is aware of the current economical times and management is encouraging those owners to call the Owner Services Department at 508-771-3399 to establish payment plans. The Board is willing to work with owners who need assistance during this challenging period and to call today.

The Board continues to follow the guidelines of the 2008 reserve study which establishes outlines for future projects and helps the Board to set a goal to fund reserves each year.

## VIII. ELECTION OF BOARD MEMBERS

Michael McManus announced that Gene Phenuff was the only candidate that sent in his biography and asked if there were any nominations from the floor. There being no further nominations Michael read Mr. Gene Phenuff's bio and explained he was unable to make it to today's meeting due to a prior engagement but that he was very interested in dedicating his time to protecting the resort's future for years to come where his grandchildren can have special memories.

**MOTION:** A motion from the floor was made to waive the election process and to cast one vote to elect Gene Phenuff to a one year term to the Board. Motion was seconded and approved unanimously.

## IX. QUESTION AND ANSWER SESSION

Q. How and when do we get our electronic lock key code?

A. Riverview Resort will mail out a welcome letter with information about the resort and local attractions four weeks prior to your arrival date. This will be a reminder that your week is coming up and will include a request for you to call the resort and inform us if you will be using, exchanging or renting your week. If you are using your interval, you can ask the desk clerk for your entry code at that time.

Q. What do we do if we have a problem while we are staying at the resort concerning maintenance or housekeeping issues?

A. You can simply call 508-394-9801 and report any issue to the desk clerk. Please feel free to use the new emergency phone located outside unit 4 by the gas grill which dials Riverview Resort automatically.

Q. Beach Access: Is there a specific area that is designated for SeaWinds II owners?

A. Yes, the resort has had six Tiki umbrellas placed on the beach to reserve space for the owners. Each umbrella has a number which corresponds to number of your unit. If owners have any problems they are advised to contact the front desk.

Q. Is there additional parking available for guests?

A. Yes, SeaWinds II is currently working on additional parking spaces on Uncle Rolf Rd.

Q. Can we pay our yearly dues by credit card?

A. Yes, you can go to [www.vriresorts.com](http://www.vriresorts.com) and use the owner's page to make payments online.

Q. What new services does VRI provide?

A. VRI provides a list of travel programs available to all owners of VRI managed properties such as VRI\*ety and VRI\*ety Plus. Please visit [www.vriresorts.com](http://www.vriresorts.com) for more information.

Q. What can be done about the trash receptacles always being full?

A. Management will look into changing the days of pick ups and requests that if owners notice any unauthorized individuals dumping trash to report it.

Q. Where is Riverview located?

A. 37 Neptune Lane, South Yarmouth, MA which is right off Rt. 28 behind Pier 7 Condominiums and across from Pirates Cove Mini Golf. Look for the Red and White Lighthouse on the roof.

Q. What amenities are available at SeaWinds and can internet service be provided?

A. Wireless Internet service is available in each unit; contact the front desk for the security password. Other amenities include: Adirondack chairs, patios, full kitchens, DVD players, gas BBQ grills, beach chairs, beach towels, private beach, access to Riverview Resort amenities which include an indoor pool, gym, laundry room, game room, parking and many more offsite amenities that are available. Please contact the front desk for additional information.

## X. ADJOURNMENT

**MOTION:** There being no further business, a motion was made from the floor to adjourn the meeting at 12:04 p.m. Motion was seconded and approved unanimously.

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

ADDRESS SERVICE REQUESTED

**Annual Meeting Notice  
Call for Nominations**

**Important Numbers**  
SeaWinds II  
and  
Vacation Resorts International (VRI)



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

*Managed by Vacation Resorts International*  
*Perfecting the Art of Hospitality*  
[www.vriresorts.com](http://www.vriresorts.com)