

SEAWINDS II
BOARD OF TRUSTEES TELEPHONIC MEETING MINUTES
September 7, 2010

I. CALL TO ORDER/ROLL CALL

A duly noticed telephonic meeting of the Board of Trustees was called to order by Michael McManus at 7:05 p.m. The following persons were in attendance:

Board of Trustees:

David Rapaport	Nancy Kritzman
Rowena Flynn	Frank Goodyear
Shelia Farres	

Absent:

Jeff Farres
Vincent (Gene) Phaneuf

Vacation Resorts International and Resort Management:

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

II. APPROVAL OF AGENDA

MOTION: Nancy Kritzman moved to approve the agenda as written. Motion was seconded Rowena Flynn and approved unanimously.

III. NEW BUSINESS

A. 2011 Budget Approval

Michael McManus distributed and reviewed the 2011 proposed budget.

MOTION: Frank Goodyear moved to approve the 2011 Budget as proposed establishing maintenance fees at \$457.34 per one bedroom and \$639.79 per two bedroom. Motion was seconded by David Rapaport and approved unanimously.

B. 2011 Assessment Billing and Collection Policy

MOTION: David Rapaport moved to approve the 2011 Assessment Billing and Collection policy as presented. Motion was seconded by Frank Goodyear and approved unanimously.

C. Travel Insurance

Michael McManus stated that the Timeshare Protection Plan is again available to timeshare owners and explained that the Board approved including a brochure in last year's assessment mailing.

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Michael reminded the Board that owners wishing to purchase coverage had the opportunity to include the premium with their 2010 maintenance fee payment.

MOTION: Frank Goodyear moved to include the Timeshare Protection Plan brochure with the 2011 maintenance fee billing adding the optional premium payment to the assessment invoice. Motion was seconded by Nancy Kritzman and approved unanimously.

D. Annual Meeting

Michael McManus reviewed the July and August newsletters that were distributed to the owners. Michael reminded the Board that the Annual Meeting will be on Sunday, September 19, 2010 at 12:00 p.m. at the Best Western Rockland, 909 Hingham Street, Rockland, MA (781)871-5660.

IV. OTHER

A. Next Meeting Date

The Annual Meeting is scheduled for Sunday, September 19, 2010, at 12:00 p.m.

B. Open Discussion

The Board and management discussed the future of the resort with Riverview and VRI. David Rapaport stated that he had complete faith in the plan outlined by VRI Management and was looking forward to a long future with Vacation Resorts International.

Michael McManus reviewed a sales management agreement with the Board. The Board discussed the agreement and requested that a draft be sent to each Board member for review. The Board looked forward to adding this service to their owners in the near future.

V. ADJOURNMENT

MOTION: There being no further business, Sheila Farres moved to adjourn the meeting at 8:35 p.m. Motion was seconded by Rowena Flynn and approved unanimously.

Sheila Farres, Secretary

MJM/jmf

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