

SEAWINDS II
BOARD OF TRUSTEES TELEPHONIC MEETING MINUTES
May 25, 2012

I. CALL TO ORDER/ROLL CALL

A duly noticed telephonic meeting of the Board of Trustees was called to order by Jeff Farres at 1:13 p.m. The following persons were in attendance:

Board of Trustees:

| | |
|----------------|------------------------|
| David Rapaport | Jeff Farres |
| Shelia Farres | Vincent (Gene) Phaneuf |
| Frank Goodyear | |

Absent: Nancy Kritzman and Rowena Flynn

Vacation Resorts International and Resort Management:

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

II. APPROVAL OF AGENDA

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

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Approval of Telephonic Meeting Minutes of August 25, 2011

MOTION: Frank Goodyear moved to approve the August 25, 2011 meeting minutes as written. Motion was seconded by Gene Phaneuf and approved unanimously.

B. Acceptance of Annual Meeting Minutes of September 25, 2011

MOTION: Frank Goodyear moved to accept the September 25, 2011 Annual Meeting Minutes as written. Motion was seconded by Gene Phaneuf and approved unanimously.

IV. MANAGEMENT REPORTS

A. Resort Update

Israel Soares distributed his Manager's Report which included the following items:

- Occupancy at the resort has been over 57% for the months of March, April and May.
- The front desk staff provides check-in codes only after receiving a credit card deposit from guests.
- Two new gas grills were purchased.
- The wooden swing was replaced on April 20, 2012 and is well received by the owners.

B. Financial

Michael McManus reviewed the financial statements as of month-end April 30, 2012. Included in the review were the Cash Balances Report, Accounts Receivable Summary, Balance Sheet, Comparative Income Statement, and Cash Flow Analysis.

Michael McManus reported that as of month end March 27, 2012 Continental Central Credit collected 34% of the principal amount or \$1,476 of 2012 maintenance fees.

MOTION: David Rapaport moved to accept the April 30, 2012 financial statements as presented. Motion was seconded by Frank Goodyear and approved unanimously.

C. Riverview

Michael McManus stated that Seawinds II has met their financial obligation to Riverview Resort as of month end April 2012.

D. Contract Matrix

Israel Soares distributed the Commercial Package Insurance Policy presented by Strassman Insurance Agency for coverage from April 3, 2012 to April 3, 2013 with a premium of \$4,467.

MOTION: Frank Goodyear moved to approve the contract with Strassman Insurance Agency for commercial insurance coverage as submitted. Motion was seconded by Gene Phaneuf and approved unanimously.

Michael McManus reviewed the previously distributed and approved proposal outlining the Directors and Officers insurance renewal for April 1, 2012. Michael stated that the premium is \$1,246 for coverage from April 1, 2012 to April 1, 2013.

MOTION: Sheila Farres moved to approve the contract as submitted with Armstrong for D&O coverage. Motion was seconded by Gene Phaneuf and approved unanimously.

E. Owner Correspondence

None at this time.

V. OLD BUSINESS

- A. Property Line
- B. Resort Amenities
 - i. Parking Signs
 - ii. Beach

Tabled until the next meeting.

VI. NEW BUSINESS

A. Non-Judicial Foreclosure

MOTION: Gene Phaneuf moved to authorize Attorney Thomas Coniaris to perform non-judicial foreclosure as proposed and in accordance with the SWB ABC Billing Policy. Motion was seconded by David Rapaport and approved unanimously.

B. Renovations

The Board discussed long term planning:

- Walkway in front of units 1-4
- Drainage/retaining wall
- Building repairs/vinyl siding
- Second floor deck repairs

No action was taken at this time.

C. Insurance

Covered under IV. Management Reports, B. Contract Matrix.

VII. OTHER

A. Next Meeting Date

Management was directed to email the Board with possible dates for the following meetings:

August - Contractors/Board Meeting at Seawinds II
September - Budget/Board Meeting
September - 2012 Annual Homeowners Meeting

B. Open Discussion

Michael McManus provided an update on Timeshare Rescue company activities and ownership transfers recently received.

VIII. ADJOURNMENT

MOTION: There being no further business, Frank Goodyear moved to adjourn the meeting at 2:45 p.m. Motion was seconded by Sheila Farres and approved unanimously.

Sheila Farres, Secretary

MJM/jmf

swb: 052512min