

SeaWinds II R e s o r t

www.seawinds2resort.com



July 2014

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 1, 2014.

Sincerely,
SeaWinds II Board of Trustees

Inside this Issue

Renovations Update
Farewell Israel / Welcome Jeff
Message from the Manager
Candidate Nomination Form

**Mark Your
Calendars**

ANNUAL OWNERS' MEETING

SUNDAY

September 21, 2014

10:00 a.m.

Holiday Inn Rockland

929 Hingham Street

Rockland, MA

(781) 871-0545

Directions

From Boston, MA: Take 93 South to Route 3 South in Braintree. Take exit 14, Route 228, turn right at the end of the ramp and the hotel is on the left.

From Providence, RI: Take 95 North to 93 North to Route 3 South to exit 14, Route 228, turn right at the end of the ramp and the hotel is on the left.

From Hartford, CT: Take Mass Pike 90 East to 93 South to Route 3 South to exit 14, Route 228, turn right at the end of the ramp and the hotel is on the left.

From Cape Cod: Take Route 3 North to exit 14, Route 228, turn left at the end of the ramp and the hotel is on the left.

Renovations Update

Dear SeaWinds II Owner:

We survived the long winter and are ready for the summer season to begin. After several winter storms hit Cape Cod producing record snowfall, the beaches are just now starting to warm up. During that time, your Board of Trustees and management has attended more meetings than was anticipated with the architect, builders, and various Town of Dennis officials, including the Health Department and Zoning Board. These efforts did pay off in getting the proper permitting and approval for the exterior renovations in order to make sure that the Resort's physical structure remains sound and secure and to obtain occupancy permits.

At the request of owners, we also reviewed several options to be added to the project including larger decks and the addition of a chairlift to the second floor; however, during the permitting process renovations were limited to keeping them within the existing footprint of the building.

Finally, as of June 19th we have received approval from all Town departments and the building permits have been granted. Unfortunately, due to the time it took to acquire these permits, we are now at our highest occupancy level at the Resort and have rescheduled the construction to begin in the fall of 2014.

Phase I will include the installation of vinyl siding, repairs to wood trim, window sills and trim around the doors on the entire building. Then Phase II will follow, or possibly begin in the spring depending on the weather, and will include a new AZEK decking and railing system on the second floor and railings and front entrance to the first floor.

With projects of this magnitude and expense it was necessary to charge a Special Assessment of \$175 per interval in addition to your regular 2014 maintenance fee. As of this date, we have received 81.5% of the special assessment amount billed and would like to thank those owners who have paid their fees timely.

We ask that if you have not sent in your payment to do so or contact VRI's Owner Services Department at 1-800-999-7140 to set up a payment plan. Please keep in mind that until payment is received in full, owners will not be allowed the use of their unit.

Your Board and management are confident that the renovation assessment made by each owner will be rewarded not only by having a renewed Resort, but also by an increase in pride of ownership knowing this was the best for SeaWinds II in the long-term.

Sincerely,

Jeff Farres, President

Sheila Farres, Secretary

David Rapaport, Treasurer

Vincent (Gene) Phaneuf, Trustee

Frank Goodyear, Trustee

Rowena Flynn, Trustee



Thank You for Nine Years of Service and Meet Your New General Manager!

This past April we had to say goodbye to long time General Manager Israel Soares who left to pursue an opportunity in Florida. The Board of Trustees, Vacation Resorts International and the entire resort staff would like to thank Israel for his commitment to the Resort over the past nine years.

Many owners came to know Israel personally and agree that we were very fortunate to have such a hard working and dedicated manager. He will certainly be missed and we wish him well in his future endeavors.

We would also like to congratulate Jeff Phillips as the new General Manager. Jeff has worked at Riverview Resort for the past 8 years on the front desk, then became the Front Desk Manager and quickly moved up to Assistant General Manager and has been assisting SeaWinds II owners for 8 years.

Please join us in welcoming Jeff to his new position.

Message From The Manager

We are having a great start to the 2014 summer season and I look forward to welcoming our owners and greeting new guests to SeaWinds II Resort. The umbrellas have been installed on our recently graded and cleaned beach and we have purchased two new gas grills and lounge chairs.

We continue to monitor and improve the wireless internet network at SeaWinds II Resort. These upgrades have enhanced this amenity and will remain FREE to all owners and guests and will better accommodate the ever-increasing demand for wireless internet access.

To stay updated on what is going on at the resort please visit the resort's website at www.seawinds2resort.com. Get the latest information, rental rates, make reservations, and much more.

You can also follow SeaWinds II Resort on Facebook at www.facebook.com/seawinds2resort. 'Like' our page today to receive information on local social events.

Please join us for our Annual Owners Meeting

**Sunday, September 21, 2014,
10:00 a.m.
Holiday Inn Rockland, MA**

We look forward to seeing everyone again this year!

Sincerely,

Jeff Phillips
General Manager



Find us on
Facebook



c/o Vacation Resorts International
Post Office Box 399
Hyannis, MA 02601-0399

ADDRESS SERVICE REQUESTED

IMPORTANT NUMBERS

SeaWinds II and Vacation Resorts International (VRI) Services

SeaWinds II Resort (508) 398-1474
Fax (508) 394-6012
Website www.seawinds2resort.com

Exchange Information
RCI (877) 874-3334
Interval International (800) 828-8200
VRI*ety (888) 203-1044

Vacation Owner Services
Assessment Billing and Collection
(508) 771-3399

Reservations
General Information (800) 228-2968
Rentals (866) 469-8222
Vacation Tyme® (866) 469-8222
VIP Discounts (866) 469-8222
Bonus Time (866) 469-8222

Still Need Assistance?
VRI Corporate Services (508) 771-3399
VRI Fax (508) 775-6396

*Managed by Vacation Resorts International
Perfecting the Art of Hospitality
www.vriresorts.com*





Condominium Trust Candidate Nomination Form

Following is the information needed by the Board of Trustees to place your name in nomination for the election of Board members. The space on the meeting notice which will carry this information to the other owners is limited so we ask that, to the extent possible, you limit your input to the space provided.

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone No. (Home): _____ (Cell): _____

Education: _____

Qualifying Experience: _____

Objectives as Trustee: _____

Becoming a member of the Board of Trustees is a major responsibility and requires a firm commitment. Please do not volunteer unless you are willing and able to make this type of commitment to your Resort.

Nomination Acceptance Signature

Date

PLEASE FOLD, SECURE STAMP AND MAIL TO ADDRESS ON REVERSE SIDE BY AUGUST 1, 2014

-Please Fold Here-

PLACE
STAMP
HERE

Please check if new address

SeaWinds II Condominium Trust Elections
c/o Vacation Resorts International
Post Office Box 399
Hyannis, MA 02601-0399

-Please Fold Here-