



AUGUST 2016

ANNUAL OWNERS' MEETING SUNDAY

September 18, 2016
at 10:00 a.m.

at DoubleTree by Hilton (formerly the Holiday Inn)
929 Hingham Street, Rockland, MA
(781) 871-0545

AGENDA

- I. INTRODUCTIONS
- II. PROOF OF MEETING NOTICE
- III. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES (09/20/15)
- IV. BOARD REPORT
- V. MANAGER'S REPORT
- VI. FINANCIAL REPORT
- VII. QUESTION/ANSWER SESSION
- VIII. ADJOURNMENT



facebook.com/seawinds2resort

Directions to the Doubletree by Hilton

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.

Check out our website at www.seawinds2resort.com

Candidate Biographies

*Indicates Incumbents

***Jeffrey Farres**

Unit/Week(s) Owned: 5/51

Address: Block island RI

Qualifying Experience: I have been a member of the Board since 2001 and I am currently the President. I have been a supervisor for a major heavy construction company in NH and have worked with all sorts of people and many types of sub contractors. Currently I am managing Island Manor Resort on Block Island

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. Some of the major objectives in the next 2 yrs. is to exterior of continued work on the beach and potential new parking areas. So again, I would like to finish the work that the Board has started in making SeaWinds II such a great destination.

***Sheila Farres**

Unit/Week(s) Owned: 5/51

Address: Block Island, RI

Education: Laurel Senior High School, New Castle PA

Qualifying Experience:

Manager at Island Manor Resort (Oct. 2014-present)

Customer service, Previous Board member experience. Multi tasking, organizational skills.

Objectives as Trustee: To see that the new management with Edgewater continues to be seamless and viable, that we continue to look into ways of generating revenue in a time when older resorts are challenged financially. I am also interested in looking at other options, such as travel clubs and points for potential new owners.

We will continue to stay diligent in working towards keeping this small resort an enjoyable place for our owners and exchange guests to use, now and in the future.

My objective will continue to be upgrades and maintenance of the property to maintain favorable II and RCI reviews.

***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.

Candidate Biographies Continued

***Frank D. Goodyear**

Unit/Week(s) Owned: 6/35, 5/42

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 weeks (26) at other timeshare resorts. I have over 49 years of Automotive Industry Business experience as business Development Manager, Customer Relations Manager, Fixed Operations Controller and various other positions. Most recently, corporate consultant for dealer growth and now retired.

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. Additionally, to gain stronger financial stability with the new laws allowing for easier ability to regain SeaWinds ownership of long term delinquent weeks for resale, increase rentals and the exchange power or strength of our resort throughout the timeshare community.

***Vincent (Gene) Phaneuf**

Unit/Week(s) Owned: #36 - 1

Address: Burlington, CT

Education: Some college

Qualifying Experience: I have been on the Board at SeaWinds for over 5 years and have gained a lot of experience. 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.

***David Rapaport**

Unit/Week(s) Owned: 1 - 7

Address: Weymouth, MA

Education: BSBA, Northeastern Univ-1982; Master of Management-2009, Certificate in Accounting-2012 Master of Education-2014

Qualifying Experience: Entrepreneur, Elatus Financial Services, Inc.; USA Highway, LLC; Lead Accounting Technician, Boston VA Health System; Accounting Office Mgr, Bay Cove Human Services, Inc.; Bill Specialist, Verizon Communications, Inc., Supervised Fort Drum Volunteer Income Tax Assistance (VITA) Center.

Military Background: Chief Instructor, Field Artillery-Massachusetts Army National Guard
Rank: Master Sergeant (Retired)

President, Temple Beth Shalom/Holbrook, MA; Trustee, Magnolia Ridge III Condominium; Chair, Bay Cove Human Services Human Rights Committee; Veterans Coordinator, Cambridge College.

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



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

Fax

(508) 398-1474

(508) 394-6012

Exchange Information

RCI

Interval International

Trading Places

(877) 874-3334

(800) 828-8200

(800) 365-7617

Vacation Owner Services

Assessment Billing and Collection

(508) 771-3399

Reservations

General Information

Rentals

Vacation Tyme®

VIP Discounts

Bonus Time

(800) 228-2968

(866) 469-8222

(866) 469-8222

(866) 469-8222

(866) 469-8222

Still Need Assistance?

VRI Corporate Services

VRI Fax

(508) 771-3399

(508) 775-6396

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IF YOU MAY BE UNABLE TO ATTEND THE ANNUAL OWNERS' MEETING, please note your preferences on this Proxy/Ballot and return it to reach us no later than September 16, 2016.

SeaWinds II Condominium Trust Proxy/Ballot

This Proxy/Ballot will be voted according to the instructions indicated below. If you own multiple weeks, only one Proxy/Ballot is required. Please indicate unit/week(s) owned below.

PROXY: Solicited on Behalf of the Board of Trustees for the Annual Meeting of Owners to be held on September 18, 2016.

The undersigned hereby appoint(s) (check only one):

- Jeffrey Farres, President
 Your choice _____

who will attend in my absence to act as Proxy with power to vote for and act on behalf of the undersigned on any business that may properly come before the Annual Meeting of the Owners of SeaWinds II Condominium Trust, to be held at The DoubleTree by Hilton, Rockland, 929 Hingham Street, Rockland, MA on Sunday, September 18, 2016, 10:00 a.m. or any adjournment thereof.

BALLOT: Vote for no more than six (6) Trustees to serve for a two (2) year term.

(Qualifications and biographies listed in newsletter.)

* Indicates Incumbent

- | | |
|--|--|
| <input type="checkbox"/> *Jeffrey Farres | <input type="checkbox"/> *Frank D. Goodyear |
| <input type="checkbox"/> *Sheila Farres | <input type="checkbox"/> *Vincent (Gene) Phaneuf |
| <input type="checkbox"/> *Rowena Flynn | <input type="checkbox"/> *David Rapaport |

Signature: _____ Date: _____
Interval Owner

Signature: _____ Date: _____
Interval Co-owner (if applicable)

Please Print Name(s) Legibly: _____

Unit/Week Number(s): _____



Please fold and mail in enclosed envelope to:
SeaWinds II, c/o VRI, P.O. Box 399, Hyannis, MA 02601
Thank you for your participation!



Please complete and mail in time to reach us no later than September 16, 2016.

**SEAWINDS II
BOARD OF TRUSTEES
ANNUAL OWNERS MEETING MINUTES
September 20, 2015**

I. INTRODUCTION

Michael McManus called the meeting to order at 10:18 a.m. and welcomed those in attendance to the Holiday Inn Hotel in Rockland, MA. Jeff Farres, Board President opened the meeting by introducing the following people:

Board Members:

Rowena Flynn
Vincent (Gene) Phaneuf
Frank Goodyear
Jeff Farres
Sheila Farres

Absent: David Rapaport

VRI Management and Resort Personnel:

Michael McManus, Director of Resorts/VRI
Tom Andrews, General Manager/SeaWinds II

Michael McManus announced that on June 15, 2016 the SeaWinds II Board signed a sub-management agreement with Edgewater Beach Resort. General Manager, Tom Andrews and his staff will be serving the SeaWinds owners and guests going forward.

II. PROOF OF MEETING NOTICE

Sheila Farres, Secretary, 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 PREVIOUS ANNUAL MEETING MINUTES (09/16/12)

MOTION: A motion from the floor was made to waive the reading of the 2014 Annual Meeting minutes and approve as written. Motion was seconded and approved unanimously.

IV. BOARD REPORT

Jeff Farres reported that the exterior renovations at SeaWinds II was completed in June, 2015 and thanked the entire Board and VRI management. Jeff stated that the renovations have improved the look of the resort. Jeff stated that with the new sub-management agreement between Edgewater Beach Resort and SeaWinds II, that the benefit to the owners will be the use of the Edgewater's amenities which includes and indoor/outdoor pool, laundry room, putting green, picnic tables, grills, multiple beach chairs at the beach, closer proximity of the two resorts, etc.

Jeff Farris wanted to extend a heart filled thank you to the Riverview Management Team and staff for always being so professional and hospitable to the owners over the past ten years.

Jeff stated that now that capital projects have been accomplished, the Board and management could now explore ways to grow our small resort. Jeff reminded owners who still have an outstanding balance on their maintenance fees to call owner services and make payment arrangements.

Continued on reverse...

SeaWinds II Annual Owners Meeting Minutes Continued...

V. MANAGER'S REPORT

Michael McManus introduced Tom Andrews, General Manager of SeaWinds II and Edgewater Beach Resorts. Tom stated that he has been working closely with the Michael on daily operational issues and capital projects for a number of years at other VRI properties and he looked forward to working for SeaWinds II. Tom stated that he and his staff at Edgewater Beach Resort are very pleased to have the support of the Board and VRI Management and that owners/guests may contact the Edgewater staff 24 hours a day, seven days a week.

Tom stated that communication is important and that owners are able to reach him via email at tandrews@edgewatercapecodma.com or call (508) 398-6922 ext. 405.

VI. FINANCIAL REPORT

Michael McManus reviewed the month-end August 31, 2015 financial statements. Included in the review were the Cash Balances Report, Accounts Receivable Summary, Balance Sheet, Comparative Income Statement, and a Revised Cash Flow Analysis. Michael McManus stated that according to the August 31, 2015 month end financial statements, the resort is projected to have approximately a \$24,000 loss for the 2015 year.

Michael distributed and presented the 2016 Presentation Budget and stated that in 2016 finances will remain tight but that the Board is working with management to look for ways to control expenses and increase the resort's owner base. Michael stated that there is approximately 50 delinquent intervals that the Board is focusing on recovering and will be available for sale. Owners are encouraged to inform friends and relatives and anyone interested in purchasing a new or additional week to contact him at (508) 771-3399.

Michael then encouraged delinquent owners to call the Owner Services Department at (508) 771-3399 to establish payment plans and explained that the Board and management is willing to work with owners who need assistance.

VII. QUESTION/ANSWER SESSION

The floor was opened to questions and comments. Appreciation was expressed to the Board and management for their dedication to improve the property and protect the owner's investment. Michael McManus served as moderator for the Q/A session during which owners wanted the Board to be aware of the hard work that Tom Andrews and his team put into the Resort during the short time they have been around and several owners wanted to say thank you to the employees.

- Q. What do we do if we have a problem while we are staying at the resort concerning maintenance or housekeeping issues?
- A. Please feel free to call on the Edgewater employees or Tom Andrews, General Manager during you stay and Report any and all issues by simply calling (508) 398-1474 or, if you prefer, you may drive to Edgewater Beach Resort which is located at 95 Chase Ave.
- Q. What exchange organizations can I participate with?
- A. Owners have several exchange programs available to them from RCI, II, and VRI*ety. VRI*ety is an internal exchange program managed by VRI and for more information you may call (888) 203-1044 or email info@VRletyexchange.com.

Michael reminded the owners about the resort's website: www.seawinds2resort.com. Owners are also encouraged to access information about SeaWinds II through Facebook by searching "SeaWinds II Resort".

VIII. ADJOURNMENT

MOTION: There being no further business, a motion was made from the floor to adjourn the meeting at 11:25 a.m. Motion was seconded and approved unanimously.