



AUGUST 2017

ANNUAL OWNERS' MEETING SUNDAY

Please Note:
New Location

September 24, 2017
at 11:00 a.m.

Best Western next to DoubleTree by Hilton
909 Hingham Street, Rockland, MA
(781) 871-5660

AGENDA

- I. INTRODUCTIONS
- II. PROOF OF MEETING NOTICE
- III. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES (09/18/16)
- IV. BOARD REPORT
- V. MANAGER'S REPORT
- VI. FINANCIAL REPORT
- VII. QUESTION/ANSWER SESSION
- VIII. ADJOURNMENT



facebook.com/seawinds2resort

Directions to the Best Western

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 ¼ 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 ¼ 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 ¼ 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 ¼ on the left.

Check out our website at www.seawinds2resort.com

SEAWINDS II
BOARD OF TRUSTEES
ANNUAL OWNERS MEETING MINUTES
September 18, 2016

I. INTRODUCTION

Jeff Farres called the meeting to order at 10:03 a.m. and welcomed those in attendance to the Doubletree by Hilton in Rockland, MA. Jeff 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

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 THE PREVIOUS ANNUAL MEETING MINUTES (September 20, 2015)

MOTION: A motion from the floor was made to waive the reading of the 2015 Annual Meeting minutes and approve as written. Motion was seconded and approved unanimously.

IV. BOARD REPORT

Jeff Farres welcomed the owners to the Doubletree by Hilton in Rockland and thanked them for making the trip. Jeff stated that this year the Board and management has worked to maintain the resort by promoting open communication with owners/guests, accountability regarding security deposits from all guests and weekly room inspections.

Jeff stated that if an owner/guest needs something during their stay to please call Edgewater's Front Desk and ask for Tom Andrews, report your issues and management will get it resolved.

Jeff shared with the owners that the focus in 2017 will be updating the resort building with several interior capital projects being the main focus. Jeff announced that the Board members will be holding a November Board meeting at the resort to review and prioritize the projects. He encouraged each owner to pay their maintenance fees on time or to set up a payment plan with VRI's Owner Services Department. The Board complimented and thanked Tom Andrews and his staff for the service over the past year.

V. MANAGER'S REPORT

Michael McManus introduced Tom Andrews, General Manager of SeaWinds II and Edgewater Beach Resorts. Tom stated that he works closely with the Michael on daily operational issues and special projects. Tom stated that he and his staff at Edgewater are very pleased to have the support of the Board and VRI Management. Tom also stated that owners may contact him at tandrews@edgewaterresorthoa.org or at info@seawinds2resort.com.

VI. FINANCIAL REPORT

Michael McManus reviewed the month-end August 31, 2016 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 December 31, 2015 year end financial statements the resort had a \$24,000 loss mainly due to delinquent owners.

Michael stated that management is encouraging delinquent 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.

Michael distributed and presented the 2017 Presentation Budget and stated that sales will be the main focus in 2017.

VII. ELECTIONS

Michael McManus announced that the six Board members were up for re-election this year and reminded the owners that the incumbent's biographies were mailed out prior to the meeting for review. There being no further nominations Michael instructed any owner who had not cast a vote to fill out the voting ballot to be collected and counted.

MOTION: A motion from the floor was made to waive the election process and to cast one vote to re-elect the incumbents for the two year term. Motion was seconded and approved unanimously.

VIII. QUESTION/ANSWER SESSION

Owners were given the opportunity to comment and ask questions.

IX. ADJOURNMENT

MOTION: There being no further business, a motion was made from the floor to adjourn the meeting at 1:05 p.m. Motion was seconded and approved unanimously.



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

ADDRESS SERVICE REQUESTED

IMPORTANT NUMBERS

SeaWinds II - Sub-Managed by Edgewater Beach Resort 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
Trading Places (800) 365-7617

Vacation Owner Services
Assessment Billing and Collection (800) 999-7140
Email nememberservices@vriresorts.com

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*

