

DAILY NEWS

SOUTH WEST FLORIDA BRIEFS:

Gold Crown Award Recipient

The White Sands Resort Club of Naples has received the prestigious Gold Crown Award from Resort Condominium International, a world wide exchange organization with more than 4,500 affiliated resorts in 100 countries. This is the third consecutive year that the White Sands Resort Club has earned this designation. Gold Crown status reflects excellence in service, accommodations, amenities, activities and location. Managed by Vacation Property Management, Inc., White Sands Resort Club is located on the corner of 3rd Street South and Third Avenue South and offers full apartment vacation rentals two blocks to Fifth Avenue and two blocks to Naples Beach. For more information about White Sands, visit www.vacationet.com.

Board of Directors

Jan Evans, President

Dennis Devine, Vice President

Daniel Cole, Treasurer

Norma Wagner, Secretary

Donna Lyons, Director

Gordon Coffell, Director

Michelle Breigle, Director

WARNING

*Companies are Representing Themselves
as your Management Company .*

Each year, we include a warning about companies that charge up front fees for selling your timeshare week in the annual resort newsletter. Although some of these companies may be on the up and up, some of them charge you an upfront fee promising big money and then never deliver. Recently, we have had several calls from owners who have been contacted by sales, transfer and relief companies claiming to be Vacation Property Management, Inc and, allegedly, some are even claiming to be calling from the resort. If you are contacted by a company claiming to be your management company regarding sales, we recommend you contact this office immediately

MEETING MINUTES

WHITE SANDS RESORT CLUB
BUDGET MEETING MINUTES
SATURDAY, SEPTEMBER 27TH, 2014
11:00AM AT THE RESORT

AGENDA:

- Roll Call/Establish a Quorum
- Review Budget Package for 2015
- Any Old/New Business That May Come Before the Board

ATTENDEES:

- Janice Evans, Board Member (in person)
- Dan Cole, Board Member (in person)
- Gordon Coffell, Board Member (via conference call)
- Michele Briegel, Board Member (via conference call)
- Gloria Weir, VPM
- Ed Ludwig, VPM

The meeting was called to order at 11:04AM.

- Roll Call/Establish a Quorum: With 4 Board Members present between in person and via conference call there was a quorum for the meeting.
- Review Budget Package for 2015: Gloria Weir asked the those present if they had any questions or changes they wished to make to the Proposed 2015 Budget. Janice Evans asked about the bonuses for Ed Ludwig and Dave Arvoy since they are the two that maintain the resort on day to day basis. Those bonuses will be increased.

The other matter was increase for the management company. When the contract was put in place in April of 2009 the increase would be based on the delinquency factor. After brief discussion it was decided that Janice Evans, Dan Cole along with VPM would review the finances and then it would be up for discussion at the October meeting. Dan Cole made the suggestion on changing the contract date to be in line with the budget.

The Board of Directors wishes to raise the reserves up by \$12,000 in order to prepare for any capital improvements to the resorts such as living room furniture, roof or electrical. The general operating portion of the budget would be staying the same.

At this time Janice Evans made motion to approve the mailing of the Proposed Budget to the Homeowners along with the Proxy for the homeowners to vote on the reserve portion of the budget. Motion was seconded by Dan Cole, motion carried.

The Annual Budget Meeting is set for October 25th, 2014 at 10:00AM at the resort. Motion to adjourn meeting made by Dan Cole, seconded by Michele Briegel, motion carried.

THIS SPACE INTENTIONALLY LEFT BLANK

WHITE SANDS RESORT CLUB
BUDGET MEETING MINUTES
SATURDAY, OCTOBER 26TH, 2013
11:00AM AT THE RESORT

AGENDA:

Roll Call/Establish a Quorum
Recognition of Members & Guests
Secretary Report: Approval of September 28th, 2013 Minutes
Treasurer Report: Board to Approve 2014 Budget and Proxy Vote Results on Reserves
Any Old/New Business That May Come Before the Board

ATTENDEES:

Janice Evans, Board Member (in person)
Dan Cole, Board Member (via conference call)
Dennis Devine, Board Member (via conference call)
Gordon Coffell, Board Member (via conference call)
Norma Wagner, Board Member (via conference call)
Michele Briegel, Board Member (via conference call)
Gloria Weir, VPM
Ed Ludwig, VPM

The meeting was called to order at 11:04AM. Janice Evans requested proof of mailing at which time Gloria Weir stated the mailing was sent to homeowners on September 28th, 2013.

1. Roll Call/Establish a Quorum: There were six board members present between in person and conference call. A quorum was met.
2. Recognition of Members & Guests: In attendance were the following owners: Gordon Norquay , Allen Seiffert, Larry & Nancy Pfeiffer, Donald & Joan MacClellan. There was also the family of Robert Daly (Marjorie Daly & Lynda Getz) who attended.
3. Secretary Report: Approval of September 28th, 2013 Minutes: Janice Evans asked if any Board Members had any changes that were needed to the Board Minutes of September 28th, 2013. None were made at which time Dan Cole made motion to approve the minutes, seconded by Norma Wagner, motion carried.
4. Treasurer Report: Board to Approve 2014 Budget and Proxy Vote Results on Reserves: A motion was made by Dan Cole to approve the 2014 as distributed to the membership. Before the motion was seconded Dan Cole stated that there is less than a one percent increase. No comments were received from those present. At this time Dennis Devine seconded the motion to approve the budget, motion carried.

From the proxies received reserves were also approved. Proxies received in the mail were 176 of which 153 yes and 23 no.

5. Any Old/New Business That May Come Before the Board: The updates at the resort are smoking areas set up on the south side of the property with another being put into place on the west side of the property, shuffleboard area has been resurfaced, new tables & chairs for court yard. At last meeting it was approved to order new ice machine but old one began to work until few days before this meeting. New ice machine will be ordered this week.

Gordon Norquay shared his concern about an inconvenience that happened with their stay last November in which the resort had to give them another unit to use because of a leak from the hot water tank plus a leak from a main line into their master bathroom. Mr. Norquay had asked for a monetary compensation but after brief discussion it was agreed to give the Norquay's another week of usage when the resort has availability. The Board of Directors will be looking into putting a policy into place for situations like this. VPM has a written language at their other properties that has been issued to owners and will be provided to the Board.

Another matter that the Board of Directors has been working on is the 2021 year that is approaching. There have been discussions and concerns on how the resort approaches this matter. Also the fact that if there was an unforeseen issue such as matter electrical or plumbing and the resort had to close what are the legal steps. Dan Cole made a motion to consult with an attorney to get clear direction on how the termination would work in the year 2021 or termination in the case of a disaster but not to exceed the cost of \$3,000, motion was seconded by Dennis Devine, Jan Evans & Michele Briegel opposed the motion, motion passed.

There will be a Board Meeting in January to discuss matters for the Annual Meeting. Annual Meeting date was set for March 22nd, 2014.

No other matters of discussion were brought to the Board of Directors at which time Norma Wagner made motion to adjourn the meeting, seconded by Gordon Coffell, motion carried.

Updated Kitchens and Bathrooms Make Big Impact

Even though the kitchens and bathrooms at White Sands Resort have always been kept as nicely as they could be, the time had come for a complete renovation.

The existing refaced cabinets were peeling and the laminate was coming off in places and the countertops were stained, chipped and discolored. The small stoves were outdated and difficult to cook on and the inside of the cabinets were delaminating causing the particle board interiors to flake and disintegrate.

Gloria Weir, VPM's Executive Resorts Manager met with the Board of Directors and RCI representatives to evaluate the effect the kitchens and bathrooms were having on owners and exchange guests and it was decided to move forward with the replacement as long as a special assessment would not be necessary.

Four companies bid on the job. The board and VPM met with the prospective contractors finally selecting Walls

Floors and Doors of Bradenton, a Florida Licensed Contracting company owned and operated by Licensed general contractor, Ken Rear who has extensive resort experience.

All of the units now have beautiful Quaker-style cabinets and granite countertops and the bathrooms all have new granite topped vanities. New appliances finish the look. The make-up vanities have been replaced with Granite as well.

All the units have been equipped with new pots, pans, dishes, flatware, coffee pots, cooking utensils, storage containers, napkins, and dish towels. Now the Kitchens and bathrooms are as beautiful and well equipped as they should be and the RCI unit ratings are going up accordingly. Since VPM took over management in April of last year, the RCI ratings for hospitality, maintenance and

housekeeping are higher than they have ever been. They are actually already at Gold-Crown status Which was made official as of the end of the last ratings period.

