

CALL FOR NOMINATIONS

Election to fill three (3) seats on the Board will be held at the next Annual Meeting on Sunday, October 25, 2015. Enclosed with this newsletter you will find a Candidate Nomination Form for our fellow owners who may be interested in running for election to the Board.

If you are considering running for the Board, please take note of the following:

- You must be an owner in good standing with regard to all fees.
- You must be willing and able to attend:
 - regular Board meetings (usually five (5) per year held at the Resort);
 - sub-committee meetings (which are sometimes held prior to the regular Board meeting but are also held on alternate dates throughout the year);
 - the Annual Meeting which is currently held on the fourth Sunday in October.
- You must have a genuine concern about the future of Sea Mist and be prepared to expend a great amount of effort and time on discussing a variety of issues such as financial statements, management reports, resort issues, committee reports, old business, new business, and owner correspondence - all of which determine the direction and policies of your Resort.

If you have the time and dedication and are interested in this highly rewarding position, please complete the enclosed Candidate Nomination Form and submit by August 14, 2015.

Please feel free to contact any of your current Board members should you have any questions with regard to this position prior to submitting your nomination form.

*Mark Your
Calendars!*

**Sea Mist Resort
Condominium Trust
Annual Meeting
Save the Date!
Sunday
October 25, 2015**

Please mark this date on your calendar and plan to attend. Further information on the Annual Meeting will be included in our next newsletter.

The law office of Thomas Coniaris is holding a Foreclosure Auction

TIMESHARE FORECLOSURE AUCTION Sea Mist Resort

Buyer is not responsible for ANY past due maintenance fees

SATURDAY, JUNE 13th, 10:30 a.m. at the Resort

Bidding starts as low as \$1

Closing costs of \$199 to \$399 added to winning bid

Peak Summer Spring/Fall Off Season

A great opportunity for you, your family and friends to get additional units at Sea Mist Resort for a fraction of retail.

If you can't attend, bid by PROXY

Capetimeshare.com 508-801-7575

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Resort Update

While preparing to write this report, I read last year's update, and had to chuckle when I read what I wrote about how "horrible" the 2013/2014 winter was here on Cape Cod. Well, I guess the Winter Gods decided to show us "we ain't seen nothin' yet". Perhaps last summer was a clue of what was to come; it was not a typical hazy hot and humid summer. Fall was nice, and so was winter, until January. Then it started to snow, and didn't seem to stop! Usually on the Cape it snows, and either changes to rain, or melts in a day or two. Not this year. As anyone living in New England this winter can attest, it was brutal. Once again, your staff did an outstanding job under horrible conditions. Some employees were trapped here for days, and did their jobs with a spring in their step and a smile on their face. You can be proud of each and every one. Like many towns in New England, Sea Mist Resort over spent the snow removal budget. Based on prior years, we budgeted \$6,500, and through the end of March we spent \$13,715. We hope to be able to save in other areas to make up this overage. We also had some small ice dam issues, and a frozen pipe situation, but nothing major or damaging. But enough about what was on the nightly news every night all winter, all over the country!

The most exciting thing to report was that we have finally begun the interior renovations. As of this writing, we have completed three buildings, which are Buildings 1, 3, & 4. We started this project with Buildings 3 and 4 right after Columbus Day, and had them back in service for February School Vacation. Just after the 1st of the year, we started on Building 3, and we just finished that building a week ago. The comments have been overwhelmingly positive. In a Readers Digest condensed version: we removed all carpet, vinyl, and wallpaper and replaced these items. We did not re-hang wallpaper; we instead installed what is known as a "knockdown paint finish". This is a solid, textured paint that really does give the appearance of wallpaper (without seams!).

Kitchen cabinets were removed, along with the old stoves, refrigerator, dishwasher and microwaves (all donated to a non-profit organization through one of our vendors, Topneck Enterprises!) The new kitchens have granite countertops with built-in sinks, new faucets, dishwasher, full sized stoves, refrigerators, and the microwaves are now mounted over the stoves. In the one bedroom units, we installed a cabinet to replace the shelf that was on the wall opposite the sink area to increase cabinet storage. New lighting was installed throughout the units, and the new lamps have plugs for your cellphone and tablet charging. We did however, have to

make some choices about saving some money, and it was decided that we would continue to use the bedroom furniture as it had held up very well and it was very easy for the design firm, Granite State, to integrate the old in with the new. We also decided to only put four dining chairs in each unit, but we have provided heavy steel folding chairs in each unit that can be found in the utility closets. All the renovated units have new flat screen TV's, as well as new drapery and wall graphics. (Or as my Grandma called them, paintings!) We intend to continue these renovations over the next few years. I cannot report which building will be done next, as we make those decisions during the budget process in July/August. Stay tuned!

Another big project done this year was the removal and replacement of the indoor pool floor. We accomplished this in early December and we are very happy with the new floor. It gives the entire indoor pool area a new look that is open and fresh. We also replaced the "Tiki Bar" that housed the maintenance equipment, as quite honestly, it fell apart when we tried to move it! So far we have replaced the indoor pool air and dehumidification equipment and ductwork, installed a permanently mounted ADA chair lift, new indoor pool floor, replaced all the underground pool lines on both pools, replaced the outdoor pool deck, re-plastered the outdoor pool, installed a new sand filter for the spa, and purchased and installed a new outdoor cover. All of these projects were done using the Special Assessment and Reserve monies collected over the last 3 years. That's a lot of "stuff"!

I want to take a moment to recognize a huge contributor to the success of Sea Mist Resort since the very early days of the resort. Florence "Flo" Abell has been working here in housekeeping since 1985, and is our long time Housekeeping Supervisor. Her work ethic and attention to detail are a marvel to behold. If you see Flo while you're here, please give her a big Thank You. Now if I can only get her to sign a contract for another 30 years!

As you can see, we have done a lot this last year, but we have a lot to do moving forward. I want to thank all the owners for their input, both positive and negative. We are here to serve you and give you the most enjoyable vacation experience. Owners see and use things we sometimes overlook in our zeal to get everything done, we need your help. Thank you.

Respectfully submitted,
John Livingston

Transfer Fraud Legislation Passed in Massachusetts

An Urgent Warning about Participating in Fraudulent Transfers

As you know the Board of Trustees and management have issued numerous warnings to our owners about doing business with companies that promise to take your timeshare off your hands for a fee. To protect you and your fellow owners, the Board has adopted a Transfer Policy that has been published in our newsletter and can be viewed on our website (www.seamistcapecod.com) in the owner section.

These policies are not intended to hinder legitimate transactions where a buyer purchases an interval from one of our owners or an owner transfers their interval to a family member or friend. Rather, these policies are meant to stop companies that solicit our owners and convince them to hand over hundreds or thousands of dollars with the promise that they will save them from paying maintenance fees in the future. Frequently the perpetrators just take your money and are never heard from again but others prepare a deed and actually transfer the interval to some sham, asset-less corporation. The practice is called a "Viking Ship" transfer and is actually a scheme devised to prevent the Association from pursuing legal recourse against the perpetrators. VRI has tracked thousands of these transactions at many resorts over the last 5 years and we continue to warn owners that participating in these schemes **DOES NOT RELIEVE YOU OF YOUR MAINTENANCE FEE OBLIGATION.**

Fortunately the Commonwealth of Massachusetts recognized the insidious nature of this fraud and in 2014 the Legislature passed transfer legislation making Viking Ship transfers a criminal act. The legislation amended Massachusetts General Law 183 B (Section 56) governing timeshares by adding language that made these companies subject to regulations and disclosure requirements and established penalties for violations. **It is extremely important that you understand how this new law affects you.** The law also contains language that could make individual owners liable for civil penalties as well. The regulation states, among other things:

"No person shall participate in a plan or scheme to transfer a consumer resale timeshare to a transferee that the person knows, or reasonably should have known, does not have the ability, means or intent to pay all time-share expenses and taxes associated with the consumer resale time-share." Violations are subject to a civil penalty of up to \$15,000.

We have urged owners not to deal with companies that call or contact you offering to "get rid of your timeshare or take ownership of your interval". Should you receive an offer that you are unsure of or if you have any questions or concerns about your ownership, PLEASE call the resort and talk to your General Manager before you take any action that could make you liable under this new statute.

Sea Mist Board of Trustees

Beach and Boating Sticker Information 2015

The Town of Mashpee requires beach/ recreation stickers to park at the town side of South Cape Beach beginning Saturday June 27th. As an owner at Sea Mist Resort, you have the ability to obtain a Town of Mashpee resident sticker. This sticker is good for the entire season, not just the week you are at Sea Mist. We recommend going to the Town of Mashpee website at www.mashpeema.gov and download the forms needed. You can fill out the application, and send it along with a check and a copy of your deed or license to the Clerk's office.

Beach/Recreation Stickers are now also required to park a vehicle and trailer at the 4 town owned boat ramps. You will not be denied access to the water to launch a boat, but you cannot park in the lot without a sticker. These stickers are for Town run boat ramps only!

Also available is the beach at the South Cape Beach State Park. This is the state run beach that is attached to the Town Beach. The State Beach has its own parking lot, and there is a daily parking fee of \$12.00 for MA Residents and \$14.00 for Non-Residents. There is also a season pass available for \$60.00 (MA residents) and \$85 (Non-Residents) and if you are a Massachusetts resident, 62 and older, you can get a lifetime pass, for a \$10.00 one time fee - that is good for all State Parks and Beaches that require a fee for parking. Both of these passes are available at the Parking Lot Booth at the State Beach.



c/o Vacation Resorts International
 P.O. Box 399
 Hyannis, MA 02601

ADDRESS SERVICE REQUESTED

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Important Numbers

Sea Mist Resort (508) 477-0549
 Fax (508) 539-0783
 Email: SeaMistCapeCod@aol.com
 Website: www.SeaMistCapeCod.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) 477-0549

Reservations

General (800) 228-2968
 Vacation Tyme®, Bonus Time, Rentals (866) 469-8222

Still Need Assistance?

VRI Corporate Services (508) 771-3399
 VRI Fax (508) 775-6396

Board of Trustees' Mission Statement

To administer the interval ownership program originally created by the Master Deed and Declaration of Trust and as amended from time to time by the unit owner's association, including the adoption of rules and regulations regarding the operation, maintenance and use of interval units.

Board of Trustees

Harry McInnis, Chairman
 William Chandler, Vice Chair
 Bradford Smith, Treasurer
 Joan Ward Fusco, Secretary
 Diane Hylas, Trustee
 Glen Thierwechter, Trustee
 Dr. Bruce Willard, Trustee
 Thomas Millias, Trustee
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Sea Mist Resort 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): _____

Building: _____ Unit: _____ Week: _____

(All Applicants must be current in their maintenance fees.)

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

In order to ensure your name is placed for nomination and appears on the ballot for consideration by your fellow owners, this form must be received NO LATER THAN AUGUST 14, 2015.

PLEASE FOLD, SECURE STAMP AND MAIL TO ADDRESS ON REVERSE SIDE



-Please Fold Here-

PLACE
STAMP
HERE

Please check if new address

Sea Mist Resort Condominium Trust
c/o Vacation Resorts International
Post Office Box 399
Hyannis, MA 02601-0399

-Please Fold Here-