

141 Great Neck Rd. South  
 Mashpee, MA 02649  
 (508) 477-0549  
 www.seamistcapecod.com



September 2012

**IMPORTANT! Candidate Profiles and Proxy/Ballot Enclosed.**

**ELECTION NOTICE**

Election to fill three seats on the Board of Trustees will be held at the next Annual Owners Meeting on October 28, 2012. Candidate qualifications are included in this newsletter.

If you do not plan to attend the Annual Meeting, it is of paramount importance that you fill out the enclosed Proxy/Ballot and return it prior to the meeting so that your vote can be registered. A quorum must be met to conduct Resort business and your Proxy will count toward that requirement.

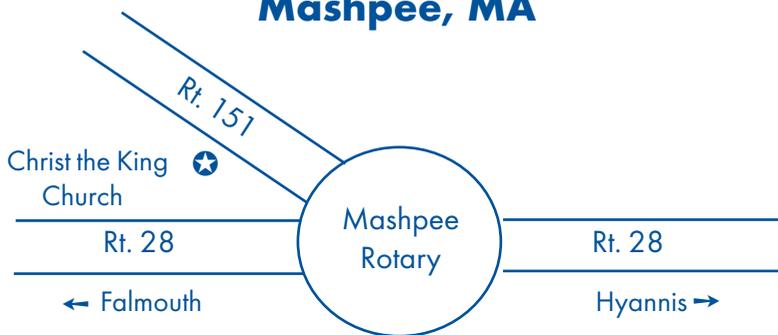
Please support your Resort and vote either in person or by Proxy. Proxy/Ballots must be received prior to October 28, 2012. Thank you for your participation in this important election process.

**Inside This Issue**

- Candidate Data Profiles
- 2011 Draft Annual Meeting Minutes
- Sea Mist Fall Special
- What is there to do on Cape Cod in the offseason?
- Our New Website
- Proxy/Ballot

**ANNUAL MEETING NOTICE**

**Sunday, October 28, 2012**  
**1:00 p.m.**  
**Christ the King Parish Hall**  
**Mashpee, MA**



**Agenda**

- |   |  |
|---|--|
| I. Call to Order                            | VI. Management Report                        |
| II. Welcome and Introductions               | VII. Introduction of Candidates and Election |
| III. Approval of Agenda                     | VIII. Questions and Answers                  |
| IV. Approval of Previous Minutes (10/23/11) | IX. Election Results                         |
| V. Committee Reports                        | X. Adjournment                               |

**Follow Sea Mist Resort on Twitter**

Ever wonder what's going on at Sea Mist when you're not there? Well now you can follow us on Twitter @SeaMistCapeCod. We'll tell you what's going on at the Resort and the local community and once in awhile, to see if you're paying attention, we'll announce special "Tweeterations" with great discounts. Check it out!

# CANDIDATE DATA PROFILES

**\* Incumbent**

## **Ellen Gibbons**

Address: Mashpee, MA

Educations: BS – Information Technology; HS – Holy Cross Cathedral

Qualifying Experience: Availability, living 5 minutes from Sea Mist. Swim at Sea Mist daily. Communicates with other owners/visitors.

Objectives as Trustee: Ensure Sea Mist Resort continues to offer a safe, clean, well-maintained Resort for its' owners/visitors. Have the time and dedication to perform well as a Trustee.

## **Mary Hanus**

Address: Camillus, NY

Education: CAS in education Admin at SUC Cortland, NY; MS in Reading Education at SUC Cortland, NY; BS in Exceptional Education and Elementary Education at SUC Buffalo, NY

Qualifying Experience: Supervised district wide staff with recompanying budgetary responsibility; developed direct selling team; regional and nation-wide trainer; public relations coordinator for school district, etc.

Objectives as Trustee: To enhance Sea Mist as a destination location for families on vacation.

## **Theresa Hennessy**

Address: Mashpee, MA

Education: High School Graduate St. Patrick's Fisher College – Medical Coding

Qualifying Experience: I communicate almost daily with owners/visitors at the pool. I am available, living only 5 minutes from Sea Mist.

Objectives as Trustee: Having time and dedication, I know I would function well as a Trustee. As an owner, I have the interest that Sea Mist will continue to be safe, well-managed resort.

## **\* Thomas Millias**

Address: Halifax, MA

Education: Bridgewater State College, Quincy College, Professional Designations & Licenses – Massachusetts Certified Building Official, Massachusetts Licensed Construction Supervisor, Massachusetts Licensed Real Estate Broker, Massachusetts Licensed Insurance Producer.

Qualifying Experience: Currently a serving member of your Board of Trustees, Municipal Building Official and Zoning Enforcement Officer 16 years, member Board of Assessors 22 years, Construction Industry and related fields 35 years.

Objectives as Trustee: I have had both the pleasure and privilege to serve on your Board of Trustees for these past two years and wish to continue to serve in every way possible to work toward a vibrant and financially secure future for our Sea Mist property. Despite the obvious challenging financial times we have laid out a course to continue to make improvements to units and in particular to the clubhouse area and pools. I would very much appreciate your support to see these and other projects through and help find ways to make our resort a better experience for all of us together.

## **\* Glen Thierwechter**

Address: Bass River, MA

Education: Bachelor of Science Degree in Hotel Management, Penn State, State College, PA

Qualifying Experience: Life long employment in the Hotel, Motor Inn and Timeshare Resort industry, including nearly 15 years as a corporate Executive with Sheraton Hotel Corporation's Franchise Division at World Headquarters in Boston. Sea Mist Resort General Manager from 1993 – 2001.

Objectives as Trustee: Continue the effort to always maintain the Resort at the highest level possible, both in service and quality, yet trying to stay within the financial limitations of the Budget and with Annual Fees being kept within the limits of our owner base's ability to pay. Work with my fellow Trustees to come up with the ways and means to find new owners for the hundreds of intervals (weeks) not currently producing maintenance fees.

**DRAFT**  
**SEA MIST RESORT CONDOMINIUM TRUST**  
**ANNUAL HOMEOWNERS MEETING MINUTES**

October 23, 2011

**I. CALL TO ORDER**

Harry McInnis, Chairman of the Board of Trustees, called the 22nd annual meeting to order at 1:00 p.m. at Christ the King Church.

**II. WELCOME AND INTRODUCTIONS**

Harry McInnis welcomed those in attendance and introduced the Trustees, management and Resort personnel.

Board of Trustees:

Bruce Willard	Tom Millias
Bradford Smith	Diane Hylas
William Chandler	Giles Threadgold
Harry McInnis	Glen Thierwechter
Joan Fusco	

Vacation Resorts International and Resort Staff:

Scott Dravis, V.P. of Resort Operations, VRI  
John Livingston, Resort General Manager

Other:

Lynn Rebello, Assistant GM  
Joyce Costa, Front Desk Assoc.  
Ray Trop, Maintenance Technician  
Charlie Nichols, Maintenance Technician

**III. APPROVAL OF AGENDA**

By motion made and seconded, the agenda was approved unanimously.

**IV. APPROVAL OF PREVIOUS MINUTES  
(10/24/10)**

By motion made and seconded, the reading of the October 24, 2010 annual meeting minutes was waived and they were approved unanimously.

**V. COMMITTEE REPORTS**

William Chandler, Chairman of the IOU Committee:

Harry McInnis introduced William Chandler, Chairman of the Interval Ownership and Usage Committee (IOU).

William noted that three of the original Trustees have been serving for over 20 years; himself, Joan Ward Fusco and Brad Smith.

The Board tracks and monitors owner and guest feedback and uses that information to help guide important decisions.

William reported that the IOU Committee remains an active committee and is currently working on the following issues:

- Sales of the 272 intervals owned by the HOA.
- Timeshare Relief.
- Efficient usage of the resort and studying issues like closing some buildings in off-season to provide budget savings.

Harry introduced Tom Millais, Chairman of the Building and Grounds Committee.

Tom thanked owners for attending today. He noted that he is the newest member of the Board and is pleased to be serving as the Chair of the B&G Committee. He brings a background in the building trades and is currently the Building Inspector in the Town of Halifax.

2011 was a busy year at the resort and a significant amount of capital work was performed including:

- Outdoor pool - repair of the deck and new dehumidification boiler for the indoor pool.
- New queen mattresses in master bedrooms.

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- Continue unit bathroom renovations in two buildings, 6 buildings now complete.
- New irrigation well equipment.
- Model unit was completed to plan for future interior renovations.
- Miscellaneous equipment, HVAC, appliances.

Looking forward, we are looking at the following work for 2012 and beyond:

- Indoor pool area – ventilation, dehumidification and heating equipment.
- Office and front desk area.
- Tree work.
- Continue with bathroom renovations in remaining buildings.

Harry introduced Glen Thierwechter who spoke about his efforts in pursuing delinquent fees. Glen noted that for 2011 he has collected \$37,000 in money owed to the Trust.

## **VI. MANAGEMENT REPORT**

Scott Dravis was introduced and spoke about the latest scam affecting the industry known as Timeshare Relief.

Scott spoke of the dangers of dealing with companies that are inundating owners with solicitations offering to transfer or dispose of their timeshare interval. These organizations are known as Timeshare Rescue or Post Card companies. They make convincing but deceptive statements about the state of the industry and even an owner’s home resort. They convince uninformed owners that the only way out is to pay them \$1,500 to \$7,000 to “dispose” of their interval; but owners who pay these exorbitant fees are likely participating in a fraudulent scheme. Often no transfer ever occurs and even when title is processed, the owner may still remain liable for all ownership obligations. The Board has approved an informational campaign warning owners about the dangers of Timeshare Rescue and encouraging them to contact management before engaging any company that promises to sell or dispose of an interval.

Scott invited John Livingston to address the meeting and John reviewed the following:

- The resort recently completed a web site that you can find at [www.seamistcapecod.com](http://www.seamistcapecod.com). The site is interactive and contains information for both owners and rental guests. Owners can obtain the following information:
  - o Forms
  - o Newsletters

The site will be updated with additional information moving forward so check us out!

- Facebook, Twitter - the resort has a Facebook page and a Twitter account.

John noted that a new chair lift for handicap access to the pool was recently purchased to comply with new ADA requirements.

## **VII. INTRODUCTION OF CANDIDATES AND ELECTION**

Scott Dravis noted that there are 3 seats up for election this year and 4 candidates running; 3 incumbents and 1 other owner. The candidates in attendance spoke briefly about their candidacy.

Three volunteers from the audience helped collect and count the ballots that were received in addition to those submitted by mail.

## **VIII. QUESTIONS AND ANSWERS**

Owners were given the opportunity to comment and ask questions of the Board and management.

## **IX. ELECTION RESULTS**

Scott Dravis announced that the votes were counted from the mail-in ballots and those collected today. The results were:

Harry McInnis	266
Bradford J. Smith	267
Bruce E. Willard	268
Mary Hanus	62

## **X. ADJOURNMENT**

By motion made, seconded, and approved unanimously, the meeting was adjourned at 2:25 p.m.

## SEA MIST FALL SPECIAL

Due to the resounding success of our Spring Special, Sea Mist Resort is bringing back our **25% off rental rates** special. We are offering this discount to anyone who calls to book through November 16th. So please pass the word to friends and family. And as an owner, we have a special deal for you! If you need to get away, call and ask if we have **Bonus Time** available. The nightly rate is as low as \$73 plus tax per night. Bonus Time reservations are for owners only.

## WHAT IS THERE TO DO ON CAPE COD IN THE OFFSEASON?

We get this question all the time, so we thought we'd give you some suggestions. If you ask any Cape Codder when is their favorite time of year, their answer is almost always late summer/early fall. The crowds are gone, the traffic eases up, the shops and restaurants are uncrowded, and the beaches are wide open. Ocean water temperatures remain high right through September. This time of year, all kinds of Festivals and activities are scheduled. Following are some suggestions:

**October 13 and 14. Wellfleet Oyster Festival** [www.wellfleetoysterfest.org/](http://www.wellfleetoysterfest.org/)

If you love oysters, this is the place to go!

**September 1st thru October 21st. King Richard's Faire** <http://kingrichardsfaire.net/>

New England's Premier Renaissance Fair. Located in Carver, MA (about 25 minutes away).

**September 21, 22, & 23. Bourne Scallop Festival** [www.bournescallopfest.com](http://www.bournescallopfest.com)

For scallop lovers everywhere! (We like fried!)

**September 29 & 30. Barnstable County Harvest Festival** [www.barnstablecountyfair.org/harvestfest](http://www.barnstablecountyfair.org/harvestfest)

Located at the Fairgrounds on Rt. 151, just 5 minutes away.

**October 6th. Mashpee Oktoberfest at Mashpee Commons**

For other events, check out the Cape Cod Chamber of Commerce Schedule of Events or our website at [www.seamistcapecod.com](http://www.seamistcapecod.com).

## OUR NEW WEBSITE

Sea Mist is proud to announce that we now have our own website [www.seamistcapecod.com](http://www.seamistcapecod.com). The website is packed with useful information and there is also an Owners Section where you can download and print many things like the Sea Mist Calendar and Owner Rental paperwork. Moving forward, we will also be posting the newsletters. In the Area Attraction page, there are links to many area businesses and Tourism vendors. Please check it out.





c/o Vacation Resorts International  
P.O. Box 399  
Hyannis, MA 02601  
**ADDRESS SERVICE REQUESTED**

PRST FIRST  
US POSTAGE  
**PAID**  
CURLEY  
DIRECT

## 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, Secretary  
Diane Hylas, Trustee  
Glen Thierwechter, Trustee  
Dr. Bruce Willard, Trustee  
Thomas Millias, Trustee



IF YOU CANNOT ATTEND THE ANNUAL MEETING, the Trustees request that you note your preference on this Proxy/Ballot and return it to reach us prior to the Annual Meeting on October 28, 2012.



## Sea Mist Resort Condominium Trust PROXY/BALLOT

*This Proxy/Ballot will be voted according to the instructions indicated below. If you own multiple weeks, separate Ballots are not required for each week.*

**Part I.** Vote for no more than three (3) candidates for Office of Trustee from the Candidates listed below.  
(Qualifications and biographies listed in newsletter)

\*Incumbent

\_\_\_\_\_ \*Thomas Millias                      \_\_\_\_\_ Mary Hanus

\_\_\_\_\_ \*Glen Thierwechter                      \_\_\_\_\_ Theresa Hennessy

\_\_\_\_\_ Ellen Gibbons

**Part II.** Proxy Solicited on Behalf of the Trustees for the Annual Meeting of Owners to be held on October 28, 2012.

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

\_\_\_\_\_ Joan Ward, Secretary

\_\_\_\_\_ Other \_\_\_\_\_

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 Sea Mist Resort Condominium Trust, to be held at Christ the King Church, Route 151, Mashpee, MA on Sunday, October 28, 2012, or adjournment thereof.

Owners \_\_\_\_\_

Please Print Names Clearly

Signature \_\_\_\_\_ Date \_\_\_\_\_

Interval Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

Interval Co-Owner (if applicable)

Unit(s) and Week Number(s) \_\_\_\_\_

PLEASE FOLD AND RETURN IN ENCLOSED ENVELOPE.

