

Mark Your
Calendars!

**Sea Mist
Resort
Condominium
Trust
Annual
Meeting**

**Save the Date!
Sunday**

October 28, 2012

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

CALL FOR NOMINATIONS

Election to fill three (3) seats on the Board will be held at the next Annual Meeting on Sunday, October 28, 2012.

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 25, 2012.

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.

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Giles Threadgold Retires from the Board

It is with regret but fond remembrance that the Board announces the retirement of Giles Threadgold from the Board. Giles has been a longtime and active participant on the Board for many years. Giles is a frequent and well known user of the resort facilities and often serves as the resort "ambassador" to the community and local owners.

The Board and management would like to thank Giles for his many contributions over the years and wish him all the best in the years ahead. We are pleased to know that we will still see Giles when he drops by to swim or just say hi!

Resort Update Spring 2012

Happy Spring! Wasn't it great that we had a mild winter after last year's fiasco? Cape Cod only experienced one significant snow storm and we saw some of the best weather ever for February and April school vacations. We were very busy during those periods and there were plenty of things to do, aside from hanging at the pool. Remember, owners can always receive a 25% discount on rental rates, so if you want to come on down to enjoy our wonderful Spring, give us a call.

We were able to complete the bathroom renovations in Building 11 this Winter. However, since we have a few other big projects that need to be addressed, only one building would be completed this year. We intend to move forward with the last 4 buildings over the next couple of seasons.

Sea Mist Resort is now fully covered by WiFi. WiFi was installed in December and so far we are happy with the service. The service was installed by Deep Blue Wireless at no cost to the Association. Anyone who wishes to use the wireless must pay for service and Sea Mist receives a 30% commission on any revenue generated. Once you create an account and log on, you can pick up the WiFi anywhere on the Resort property including the pool areas and the lobby. Please note that you can only have two devices per account.

Another big project in the works is the installation of a new air system for the indoor pool. If you have spent any time in the indoor pool area, you know this is badly needed. The current system is at the point that we have to pay good money toward a system that is old and inefficient. Please keep in mind that when we make a decision to move forward with this work, there will definitely be some time that the indoor pool will be closed. We anticipate that work will commence sometime this Fall. Hopefully, any closure will be brief. We will inform you of when this work is scheduled.

OUR NEW WEBSITE

Sea Mist is proud to announce that we now have our own website 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.



Scam Alert

We want to remind you again about a scam we detailed in recent mailings. Please be aware that there is an unprecedented industry scam problem commonly referred to as "rescue" companies. In exchange for a cash payment by the timeshare owner, these operators "guarantee" that they will accept title and pay future assessment obligations. These companies use deceit, untruths, and fear tactics to lure unsuspecting owners into fraudulent ownership transfers and you can remain liable for unpaid fees. Their only goal is the money. The Board of Trustees and Vacation Resorts International, the managing company for Sea Mist, is committed to using all reasonable means to protect owners from these scams.

If you have questions pertaining to a solicitation that you feel may be questionable, please contact your resort.



Owner Updates

An opportunity to learn more about vacation opportunities from InnSeason Resorts

An Owner Update is a simple meeting (about 45 minutes) where we find out how you are doing, and what's new in your life and we let you know about new programs and enhancements in the VRI and InnSeason Resorts properties.

Our ongoing goal is to make sure that you and your family enjoy and make full use of your vacation investment. To make it a little easier, if we have available units in any of our properties, during the time you choose, we would be happy to offer you a complimentary overnight stay.

Simply call an InnSeason Customer Care Representative to schedule an appointment.

1 (866) 873-2766



Owner Contact Information

It has become very apparent to us that we are missing current phone numbers for many of our owners. In the past year, we have had a couple of emergency situations where we needed to make contact and were unable to reach some owners.

With the advent of cell phones, it has become obvious that many owners have given up a home phone and just use their cells. Another situation that arises is that many owners will contact us with a new address, but fail to provide a new phone number.

If you have moved or dropped your old home phone number, please call the Resort with your current number. You can also email updates to:

SeaMistCapeCod@aol.com

We will be asking owners to verify their address and phone upon check-in.

Illegal Dumping

While not a new phenomenon, we have seen a slight uptick in non-guests dumping trash in our on-site dumpsters. This is especially true with the dumpsters in the back of the Resort near buildings 8 and 4. This practice has the potential to cost us money if someone "spoils" the recyclables, as we are required to pay an additional dumping fee to our waste contractor.

We are asking for your help when you are at the Resort. If you see someone that you suspect is not a guest of the Resort dumping, please let us know. If you can get a license plate and description of the vehicle, that would be best. We do not want you to confront anyone, just report it to us along with which dumpster. Sea Mist has also stepped up our monitoring of this practice and we will follow through with prosecution if needed.

Please keep in mind that many of our housekeepers use their personal cars while working and do use them to take trash to the dumpsters.

Sending A Guest To Use Your Timeshare

Sea Mist Resort has a new policy concerning guests of owners using their timeshare. We now require a written note from the owner telling us who is going to be using your week.

You can mail us this note, email it to SeaMistCapeCod@aol.com, or if time does not allow either of the preceding, you may give the note to your guests to present at check in. It is also very important to let us know if a family member or guest is checking in prior to your arrival.

If you are coming to the Resort and someone will be checking in before you arrive, please contact the Resort prior to check in. Otherwise, we will not check them in until we hear from you.

NO SMOKING POLICY

Just a friendly reminder, Sea Mist Resort has a strict No Smoking Policy in effect for all units. Please bear in mind that smoking is not permitted around the Outdoor Pool. Guests may smoke on the walkways and outdoor deck of the Clubhouse.



We appreciate your cooperation.

Town of Mashpee Beach Stickers

Information concerning Town of Mashpee Beach Stickers for the upcoming summer can be found on the Town website at:

www.mashpeema.gov

Stickers will not be available until June 4th. Stickers will be required at the Town side of South Cape Beach starting July 1st.

POOL RULES

As summer approaches and both pools are open, we wish to remind all our owners of some of the rules.

1. A deeded owner must be with anyone who comes to use the facilities. This means you must be on the deed or license that is recorded at the Registry of Deeds, and also listed in our system.
2. Boogie Boards, hard pool toys and balls, and large inflatables are not allowed in the pools. Noodles, beach balls, and floaties for small children are allowed.
3. Due to the limited number of tables and chairs at the outdoor pool, there can be no "saving" of tables and chairs. All tables, chairs and chaises are on a "first come, first served" basis. Any items left unattended for more than one hour will be removed.
4. Outdoor area is now Non Smoking. Smoking is permitted in designated areas only.



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





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 25, 2012.

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-