



Edgewater Beach Resort

c/o VRI Americas
P.O. Box 399
Hyannis, MA 02601

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Winter 2019 Newsletter

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Edgewater Beach Resort

MESSAGE FROM THE BOARD

Winter 2019

HAPPY 2019!!! We hope all is well with you and yours. The last year has brought many challenges to The Edgewater. We are proud to say that our onsite staff, management company, VRI, and the Board have been up to the challenges although they have been admittedly very trying at times. As the new year begins, much is going on and is planned for The Edgewater. Check out the various articles contained herein to learn about our latest adventures.

If you have any questions, please contact the Resort via email at info@edgewatercapecodma.com, by phone at 508-398-6922 or you can contact the Board at board@edgewatercapecodma.com. We take pride in making sure that all inquiries get a timely response.

On behalf of The Edgewater Board of Trustees,
Marcia Svetkey, Chairperson

Call for Nominations for the Board

It's that time of year again when the Board is searching for owners who are interested in contributing their time and efforts to The Edgewater Beach Resort and its future. If you are interested, please submit your name to be a candidate and run in the upcoming election to serve as a member of the Board. There is one (1) seat up for election for a three (3) year term.

To throw your hat into the ring, you must complete and return a Candidate Information Form. The Form is enclosed here for your convenience. We hope you will take the time to complete and submit it to reach us no later than COB February 15, 2019. Please fax the form to 508-775-6396, or mail it to:

Secretary
Edgewater Beach Resort
c/o VRI Americas
PO Box 399
Hyannis, MA 02601

Please be aware that participation as a Board Member does not include compensation for your time but does require a lot of caring for and interest in the Edgewater

Beach Resort. You must also be willing and able to attend at least six (6) meetings a year at VRI Americas' offices in Hyannis and, on occasion, onsite at the Resort. In addition, your participation may also be required, as needed, in between meetings via email and/or telephone.

Please note that to run (and to vote in this election) you must be an owner and current with your maintenance fees and/or current with your financial obligations to the Resort by January 31, 2019.

A short biography of the candidates running including a summary of their education and experience will be mailed to all owners in February. Enclosed with that mailing will be the ballot to be used to vote for the candidate of your choice. The candidate selected will be notified in late March and invited to attend the Board's organizational meeting in April. The selection will be announced to owners at the Annual/Special Owners Meeting on May 4, 2019, online at www.edgewatercapecodma.com, and in the Resort's Summer 2019 newsletter.

Annual/Special Owners Meeting May 4, 2019 SAVE THE DATE!

On Saturday, May 4, 2019, at 10 a.m., the Edgewater Beach Resort Owners Association will hold its Tenth Annual/Special Owners Meeting. The meeting will be held at The SeaView Restaurant, 76 Chase Avenue, Dennisport MA 02639.

The SeaView is conveniently located right across the street from The Edgewater. It was the site of the 2018 meeting and where we'll make sure to have microphones available for the audience question and answer period this time. Lunch will also be served. After the meeting, owners will be invited to take a tour of a newly renovated studio unit. We encourage all owners to attend. Formal notice of this meeting will also be mailed to each owner in February.

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Important Information Edgewater Beach Resort Owners Association and VRI Americas (VRI)

BOARD OF TRUSTEES
Marcia Svetkey, Chairperson
Dottie Fulginiti, Vice Chairperson/Treasurer
John Winston, Secretary
Tom Conners, Trustee
Dennis Ducharme, Trustee

EDGEWATER BEACH RESORT
Fax (508) 398-6922
Website: (508) 760-3447
www.edgewatercapecodma.com

EDGEWATER BOARD OF TRUSTEES
Email: board@edgewatercapecodma.com

VRI OWNERS SERVICES
Assessment Billing and Collections (508) 771-3399
Monday - Friday 8:00 a.m. - 4:30 p.m. (800) 999-7140

VRI RESERVATIONS
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www.vriresorts.com
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EXCHANGE INFORMATION
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Studio Unit Reconstruction

In our last newsletter, Summer 2018, we shared the news, pictures, and a detailed account of the fire which took place in our studio building on April 14, 2018. As we go to press, the reconstruction of the studios is still a work in progress.

It was an electrical fire which started in the basement and severely damaged units 704, 705 and 706. However, there was also extensive smoke, heat and water damage in the basement, crawl space and attic which affected the interior of all 14 studio units. As a result, the entire building including its contents had to be gutted, down to the studs.

As part of the reconstruction effort, there is now a new electrical system throughout the building, new insulation, new floors, new cabinets and a new roof along with other exterior remedial work where needed. The entire exterior of the studio building has also been painted. The interior work is continuing, and new furnishings and other basics have been selected.

Pictures of the completed interiors will be provided in our Summer 2019 newsletter and/or you will be able to personally view the building and a finished unit in person right after the Annual/Special Owners Meeting on May 4, 2019.

In the interim, owners and guests with reservations to stay in the building have had to be relocated to any units available on the ocean side of the Resort. However, with only limited space available many others had to be accommodated at other resorts on the Cape.

The relocation effort was a massive undertaking by our onsite staff including the GM, the AGM and our Front Desk Agents along with many others offsite. We are very grateful for their contributions to this effort. Owners were also given the option to cancel their reservations and get a refund of their maintenance fee for the year which some have elected to do. Most of the expense being incurred including business losses is covered by our insurance policy.

As you might guess, there have been and continue to be countless issues and countless officials to deal with including the insurance company, the remediation and reconstruction crews, local officials and more. But we're finally seeing the light at the end of the tunnel.

We hope to re-open the studio units in April, a year after the fire took place.

GENERAL MANAGER DEPARTS

Clayton Walsh, the Edgewater's General Manager for the last two years, submitted his resignation at the end of the Board's December meeting. Clayton has decided to return to his roots in the hotel industry as General Manager at a hotel closer to his home. We thank him for his efforts and wish him well in his new and future endeavors.

Efforts to hire a new General Manager are already underway. In the interim, the Resort is in good hands with the onsite staff especially Assistant General Manager, Albena Ninova, under the guidance and direction of Michael McManus, Director of Resort Operations assigned to the Edgewater, from our management company, VRI Americas. Albena has been employed by The Edgewater for 12 plus years and is always available to assist owners and guests.

Check out our Website

www.edgewatercapecodma.com

Check out how the Resort is being showcased for everyone to see. Be sure to register to access the Owner's Section. Please note that we unfortunately continue to experience intermittent problems with access to the Owner's Section and uploading the most up-to-date items there, e.g., the latest Board meeting minutes. We appreciate your patience as we continue to strive to resolve these issues. In the interim, if you want to view the approved minutes of the most recent Board meetings, currently approved up through October 2018's Board meeting, you may request a copy be emailed to you by contacting the Resort at info@edgewatercapecodma.com. Or, during your next trip to the Resort, see Albena or any desk clerk and request to review the minute book which is onsite for guests to review.

Facebook

Have you checked out our Facebook page? It is being updated on a regular basis with awesome pictures of the Resort, the beach and other items of interest about the Cape. It's another way for us to showcase the Resort and let you know what's happening on the Cape.

We encourage you to "Like" our page and share it with your friends and family. If you have recently stayed at the Resort, we also encourage you to post a great photo and/or share your experiences.

The latter is necessary because every unit has its own unique and individual requirements and needs. They are far from the same. The only thing consistent about The Edgewater is how inconsistent it is.

In addition, and no less important, as you know the latest billing was the third and final year for collecting the Special Assessment. We could not have moved forward with this huge project any earlier without knowing the actual amount of money we would have available to spend. This latest billing and payments will finally enable us to know what we have available to spend.

So, when can we expect to see the work done? We can't give you an exact date yet, but we're still on track as we said at the start, i.e., for it to take a total of three to five years. In this regard, it has been just two years since we imposed the Special Assessment. We have already accomplished a lot, but we have a long way to go. We plan to do it in a timely fashion and do it right. We'll continue to keep you posted. Thank you all in advance for your patience.

Resort Update

Along with the reconstruction efforts underway and the planning for the renovations as a result of the Special Assessment, there have been a lot of other things happening at the Resort at the same time. There are ongoing repairs and maintenance taking place and being planned for, decisions made by the Board and some yet to be made. These include, but are not limited to:

- Another **exhaust fan** will be added to the pool building. Since the pool renovations, temperature control in the pool building has been an issue. After consultation with a structural engineer, it was determined to install an exhaust fan on the north facing wall of the building, but that turned out not to be sufficient. As a result, and after further consultation, the Board recently approved a second fan be installed on the south facing wall. The pool building is original to the Resort and not only looks like but acts like a greenhouse with single pane glass. As a result, controlling the temperature inside has been a challenge. Replacing the building would cost well over a million dollars. Efforts are being made to deal with the issues as best we can based on expert guidance and assistance.
- The **fence** surrounding the outdoor pool is rusting and restricting access via locks on the gates has been an issue. Bids have been sought to replace the fence and the gates. At this writing, the Board is reviewing the expenditures proposed to be paid from the regular reserves (separate from the Special Assessment money) and will soon decide whether to replace just the gates or if we can afford to replace the fence at this time, too.
- To comply with the Town's requirements, the **exterior decks**, the walkways leading to the entrances of the second-floor units, have to be certified. Upon review by a structural engineer who will recommend that certification, it was determined that the banisters on the center and west buildings along with some on the east building needed to be replaced before certification could be recommended. That work is being done and soon will be completed to bring us into compliance with the Town's requirements.
- The **interior decks**, i.e., the decks facing the courtyard, have also undergone evaluation by a structural engineer to determine the cause of and recommend remediation of the ongoing drainage issues experienced which have caused damage to some of the first-floor interiors. The Board is currently reviewing options. As a result, no action is being taken at this time to further consider replacing the windows that enabled enclosing these decks. Those windows had to be removed as they were a hazard to the safety and well being of guests and employees.
- Prior to experiencing the fire in the studio building, a couple of months earlier, there was a **major water leak** from frozen pipes in the other two units next to the studio building, units 715/716. These one-bedroom units had to be reconstructed and refurnished and were brought back into service in June. However, further reconstruction work has been necessitated before we can bring these units back into operation in the spring.
- Further remedial work to the **air conditioning** at the Resort has been underway over the past months. The problems in the west building and elsewhere have been ongoing despite the previous efforts to resolve the problems. It has been a real challenge. After consultation with even more experts and engineers, we are hopeful that the time and resources being expended will finally prove to have resolved the problems when the work is completed and that window air conditioning units at The Edgewater will be a thing of the past.
- The Board is reviewing and considering the possibility of buying new **outdoor furniture** for the pools, patios, decks and beach. While a final decision has yet to be made, it is not likely that all the outdoor furniture can be replaced at once. This would be an expenditure from our regular reserves which simply cannot accommodate such a large purchase all at once.
- A project has been underway to consolidate the Resort's **rules, regulations and policies** with a view to making everything consistent, concise and easy to see and follow. This will include updated check-in materials including a new resort map which will soon be available.
- New **landscaping** was added to the boundary between The Edgewater and The Soundings. The ugly old huge leaf bare shrubs that have been there it seems forever were removed and replaced with new smaller flowering shrubs and mulch.

Special Assessment Activity Update

It will come as no surprise that we have been getting a lot of questions from owners about the status of the actions that are to be taken as a result of our imposing the Special Assessment on the owners. The pool project was completed well over a year ago, but not much else, if anything, from among the projects included has been visible. Fear not, there has been much going on behind the scenes.

The fire in the studio building and its reconstruction had to become the top priority. However, additional insulation has been installed on the ocean side of the Resort. In addition, we have concurrently been gearing up to do the rest of the work covered by the Special Assessment, i.e., to replace the sliders and renovate the interiors and facilitate a level access to the beach. We have done an incredible amount of research, have had numerous meetings with designers, construction crews and have literally been conducting a detailed analysis of and mapping out the interiors of each unit/room.