



Edgewater Beach Resort

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SUMMER 2018 NEWSLETTER

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Summer 2018

STUDIO UNITS CATCH FIRE

On Saturday, April 14, 2018 at approximately 12:20 a.m., the Dennis Fire Department was called to the Edgewater Beach Resort. An occupant in unit 704 reported to the night desk clerk that a fire alarm was going off. Dajion, the night desk clerk, quickly jumped into action and contacted each of the guests in the studio units by knocking on the doors and assisting in evacuating the guests from the building and getting them to a safe place. Thankfully, no one was injured.

Firefighters arrived on scene to discover flames emerging from the building at unit 705 and took action. It was later determined that it was an electrical fire which started in the basement and severely damaged units 704, 705 and 706. Extensive smoke, heat and water damage in the basement, crawl space and attic also affected all of the 14 studio units. The local fire department did a great job controlling the scene, putting the fire out swiftly, keeping guests calm and maintaining everyone's safety. The electricity to the building was turned off and electrical repairs were made at the street where there were downed wires allegedly the cause of the fire.



The scene was secured and temporary tarps were placed on the roof where the fire department accessed the building with the help of Belfor, a disaster recovery and property restoration company. The fire was under investigation for some time by the fire department, insurance company and local electric provider. The building was protected and locked for over 30 days while each team conducted their own independent investigation. The electricity in the building was extensively affected from an underground surge that came from a transformer at the Belmont Condominiums caused by the same downed wires. Because of that surge, the wiring, electrical outlets and all appliances that were plugged in were shorted out and will need to be replaced. This includes refrigerators, dishwashers, microwaves, cook tops, coffee makers, clocks, televisions, DVD players and heat and air conditioning pumps, pretty much everything electrical in every one of the 14 studio units.

The insurance company is working closely with the Resort's team and Vacation Resorts International's (VRI) Reservations Department to relocate guests, mostly offsite, while the units remain under reconstruction. The initial review of the site made it appear that there would only be a few rooms down and the building would quickly be back on line; however, after the professionals assessed the building, it was determined that more smoke damage occurred and it was far worse than it originally appeared. The smoke also affected all upholstered materials, all plastics, insulation, etc.

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INSIDE THIS ISSUE: Message from the Board ■ Special Assessment Overview
Check Out the New Website ■ Message from the General Manager ■ Frequently asked Questions (FAQ's)

Contact Information Edgewater Beach Resort Owners Association and Vacation Resorts International (VRI)

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Website: www.edgewatercapecodma.com

VRI OWNER SERVICES
Assessment Billing and Collection (508) 771-3399
(800) 999-7140
Email: nememberservices@vriresorts.com
Monday - Friday 8:00 a.m. - 4:30 p.m.

VRI RESERVATIONS
Rentals, Bonus Time (800) 228-2968
Website: www.vriresorts.com (866) 469-8222
Email: reservations@vriresorts.com

EXCHANGE INFORMATION
RCI (877) 874-3334
Interval International (800) 828-8200
Trading Places (800) 365-7617

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

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STUDIO UNITS CATCH FIRE CONTINUED...

The building was provided with temporary electricity to help Belfor begin to evaluate and set a plan in motion to restore the property. The Dennis Building Department, insurance adjuster, Fire Consultant and other professionals were quickly contacted for the purpose of getting the scene released in order to design a scope of work to begin repairs.

Smoke mitigation and extensive demo work began. Belfor's team removed smoke filled insulation and damaged/wet drywall. Other items which were removed included furniture, mattresses and other case goods. Over the next month the units were stripped down to the studs including the floors, and even some subfloors. Most of the drywall and electrical wires and outlets were also removed due to water and smoke damage. One can stand inside unit 701 and look all the way down toward 714, an open view as a result of this transformation, i.e., gutting of the building.

Please be assured that the Edgewater Beach Resort's Board, the GM, and VRI management have been and will continue to be working with the insurance company to protect owners' investments and to rebuild the units over the estimated next five to six months. We ask that owners be patient during this process which will be long and extensive. The Resort's insurance company, Armstrong, is coordinating efforts with management to ensure that owner and guest vacations are not compromised.

At the same time, the Resort's staff is working diligently, reaching out to owners and guests, explaining the situation and finding guests and owners alternative accommodations to make sure vacations are not compromised. Some owners are able to be placed in other units at The Edgewater, others have been relocated to other VRI managed properties on Cape Cod, and a small handful have rooms secured at local hotels.

REBUILDING OF THE STUDIO UNITS

MESSAGE FROM THE BOARD

Greetings from the Edgewater's Board of Trustees... We hope you are enjoying the summer.

Typically, you'd find this message on Page 1, but as you may have already read, there was a lot to share and of much importance. The fire has really been a learning experience for all of us. We are so grateful to Dajion, the night front desk agent, who made sure everyone in the studio building got out safe and sound in the middle of the night. We're also grateful to the fire department, the other resorts and all the others who have been involved in taking care of business, getting the building put back together, and taking care of the owners and guests expecting to spend their vacations there.



We especially want to thank the GM, Clayton Walsh, and his staff, and VRI, especially Mike McManus, for all their continuing efforts. The cause of the fire allegedly was just a quirk, a surge from the drooping wires on the poles outside on the street that ended up running first to the Belmont and then into our studio building. It really caused a lot of damage, so much more than was originally thought. It feels really strange to walk inside the now gutted building. Our insurance is thankfully covering virtually all of the associated costs, except for our deductible. It will all get fixed in time.

Meanwhile we had a very nice turnout for the Annual Owners Meeting in April. You can find the minutes of that meeting and more online on our newly redesigned and reconstructed website, www.edgewatercapecodma.com. This Annual meeting was held at The SeaView, the restaurant across the street from The Edgewater. It was a very pleasant and comfortable setting and the food was really good and much was discussed. We have already contracted with them to hold the 2019 Annual Owners Meeting there on May 4, 2019. Please mark your calendars and come and join us. It's your opportunity to get an up-to-date, personal rundown and ask questions about

what has been and is going on at The Edgewater from those intricately involved in the operation. As usual, you'll receive the Official Notice of this meeting next spring along with the materials for the election of Board members.

Speaking of the election, the two incumbents running in the most recent election, Tom Conners and I (the undersigned), were re-elected. We want to thank all of you who took the time to vote. We also want to thank David Reed for his participation. Every year there is at least one or two seats on the Board up for election. Typically only about 500-600 owners out of a possible 3000+ take the time to vote. Please take the time to participate and vote.

We hope you can see from all the articles in this newsletter that there is an awful lot going on at The Edgewater and then some. We appreciate your support and patience as we work our way through all that is happening. Rest assured that we're on top of all of this, have brought in any and all expertise needed, and are so grateful for all the time and efforts of our onsite staff, VRI, and yes, the Board, too. As we begin our 10th year as an owner controlled Resort, The Edgewater is still going strong and remains one of the best resorts on all of Cape Cod!!!

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

Units 702 - 704 gutted down to the studs.



Electrical heater in basement of unit 705
where the fire started.