

APPROVED

**EDGEWATER BEACH RESORT OWNERS' ASSOCIATION
BOARD OF TRUSTEES ZOOM MEETING MINUTES**

Tuesday, March 3, 2022

I. ROLL CALL/CALL TO ORDER

A duly noticed Zoom meeting of the Board of Trustees was called to order by Marcia Svetkey at 2:36 p.m. The following persons were in attendance:

Board of Trustees:

Marcia Svetkey, Chairperson
Tom Conners, Vice Chairperson/Treasurer
Dennis Ducharme, Secretary
Steve Castinetti, Trustee
Dottie Fulginiti, Trustee

VRI Americas (VRI) and Resort Staff:

Scott Dravis, Sr. Vice President of Resort Operations/VRI
Michael McManus, Director of Resorts/VRI
John Verity, Resort General Manager

II. APPROVAL OF AGENDA

MOTION: Dennis Ducharme moved to approve the agenda as presented. Motion was seconded by Marcia Svetkey and approved unanimously.

III. FINANCIAL REPORT

A. Financials

Michael McManus reviewed the current Financial Statements as of month-end January 31, 2022. Included in the review were the Cash Balances Report and Cash Flow Analysis projecting when the Resort would be running out of Operating and Reserve funds in 2022.

Scott Dravis reviewed the multi-year end financial position of Edgewater for the past 10 years, showing the cash short fall due to delinquent owners and the developer not paying fees.

IV. OLD BUSINESS

A. Special Assessment

Reports and charts were distributed and reviewed outlining necessary reserve improvement projects, extensive exterior work necessary to maintain the building envelope, and the cash shortfall balance debt which are vital to maintaining the Resort.

John Verity explained that the last round of renovations was on schedule and the units are projected to be completed by April 29, 2022.

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Michael McManus updated the Board on the legal action being taken against the developer, which includes non-judicial foreclosure of the developers' inventory (177 intervals) and the removing of any ownership rights at Edgewater.

Michael McManus and Scott Dravis reviewed a multi-year list of capital improvements that are needed at Edgewater over the next 24 months which include exterior slider work, wood trim and shingle replacement, air conditioning replacement in the South Building, gym refurbishment to include installation of a new heat/air-conditioning/dehumidification unit, outdoor furniture for each unit, replacement of two septic systems, replacement of laundry equipment, and rebuilding the housekeeping/laundry room.

The Board discussed the financial debt of the developer, the need to move forward to remove the developer from Edgewater, and to continue to preserve the Edgewater's future for the owners. The Board members regrettably concluded that there was no other solution and agreed to move forward with the Special Assessment and exterior projects as discussed.

MOTION: Dennis Ducharme moved to approve the Special Assessment Plan as presented: funding the \$1,864,132.40 project as discussed, allowing owners a discount (50-75-100 based on unit size) if paid within 30 days of billing but with the option to make two payments, one by May 15, 2022 and the second half by May 15, 2023. Studio units are assessed at \$670, one-bedroom units \$970, and two-bedroom units \$1,252. Motion was seconded by Marcia Svetkey and approved with Tom Conners opposed.

Both Marcia Svetkey and Dottie Fulginiti stated that they felt the Resort Trustees had to make the hard decision to proceed with this action or potentially face closing the Resort due to the financial situation.

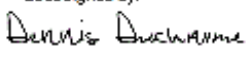
V. NEXT MEETING DATES

Future meetings are scheduled as follows:

Tuesday, April 12, 2022, 2:30 p.m. - Board Organizational Meeting, via Zoom
Saturday, May 7, 2022, 10:00 a.m. - Annual Meeting, via Zoom

VI. ADJOURNMENT

MOTION: There being no further business, Dennis Ducharme moved to adjourn the meeting at 3:36 p.m. Motion was seconded by Tom Conners and approved unanimously.

DocuSigned by:

Dennis Ducharme, Secretary

MJM/nb

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