



Edgewater Beach Resort

February 6, 2020

Attorney General Maura Healy
Office of the MA Attorney General
One Ashburton Place, 18th Floor
Boston, MA 02108

Re: SUPERIOR COURT, CIVIL ACTION NO. 10-4389
COMMONWEALTH OF MASSACHUSETTS, Plaintiff v. SOUNDINGS SEASIDE RESORT,
LLC, BREAKERS RESORT, LLC, NEW ENGLAND RESORT MARKETING, LLC, LEON
D. NARBONNE, SR., and GORDON CLARK III, defendants

Dear Attorney General Healy,

We are writing to you on behalf of owners at the Edgewater Beach Resort in Dennisport MA and their still outstanding unrecorded licenses. We have recommended the affected owners contact you as well.

Back in 2009-2010 a complaint was brought to your office's attention from numerous timeshare owners who never received ownership papers, i.e., licenses or deeds, as appropriate, for timeshare property they had purchased, in some cases many years earlier, although they had paid for such recording as part of their closing costs. It has been almost ten years since the above referenced agreement (copy enclosed) was signed, however, to date, all these years later, action still has not been taken to record approximately 20% that remain unrecorded.

Although the Edgewater was not a party to the agreement, on behalf of our owners, looking out for our owners' best interests, we offered to help prepare the paperwork associated with the outstanding licenses to help get them recorded. (See also enclosed letter sent to defendant Narbonne's Attorney, Gary Blank, from the then Edgewater's Attorney Thomas Perrino, dated January 14, 2010). Since then we have helped all affected owners prepare the paperwork, send it out to the owner for signature, and then upon its return we have delivered the completed paperwork in a timely fashion to Attorney Gary Blank, 449 Route 130, Sandwich, MA 02563. He, in turn, has requested funds from his client, New England Resort Marketing, LLC, Leon Narbonne, Sr., to record the paperwork. Once recorded, Attorney Blank notified the Edgewater which in turn then has sent word to the owner that his/her interval has been recorded in Barnstable County, along with a copy of the recorded document.

However, owners at the Edgewater still call the front desk and demand to get their "deed" (license). This is because, as of today, we still have a number of owners who filled out the paperwork over a year ago but have still never gotten a recorded license. Instead, Attorney Blank recently returned to the Edgewater a file containing the unrecorded paperwork which had been given to Attorney Blank back in late 2018 and in early 2019. All paperwork (copies enclosed) has recently been returned by Attorney Blank to the Edgewater with no action being taken.

February 6, 2020

Based on the foregoing, we are requesting you review the above referenced agreement and take appropriate action to help the owners at the Edgewater Beach Resort get their licenses recorded.

If the Edgewater can help in any way, please feel free to contact our management company, VRI Americas, in particular, Michael McManus, Director of Resort Operations assigned to the Edgewater. He can be reached at 401-996-5440 or via email at Michael.mcmanus@vriresorts.com.

Thank you in advance for your prompt attention to this matter.

On behalf of the Edgewater Owners Association,



Marcia Svetkey
Chairperson
Edgewater Board of Trustees

Enclosures

cc: MA AG Consumer Complaint Division
Edgewater Board of Trustees
VRI Americas