

Meeting of the Board of Directors of the Neptune House Owners Association

November 22, 2015

The Board of Directors (the "Board") of the Neptune House Owners Association (the "Association") met telephonically by conference call at 11:00 a.m. on Sunday, November 22, 2015. All members (Phil Totino, Mark Morrissette and Wayne Rioux) were in attendance.

The meeting was held to consider suggestions that surfaced during Wayne's trip to Block Island on Friday, November 20 for meetings with Mike McManus of Vacations Resorts International ("VRI") and staff of the Neptune House.

Maintenance Fee & Collection Policy

In regard to a suggestion from Mike McManus that the Board have its Maintenance Fee & Collection Policy reviewed by a Rhode Island attorney, Phil reported that he and Chris Lindgren, Secretary of the Association, had discussed the policy in concept with attorney Steve Rodio on November 18. The Board agreed that no further action is needed in this regard.

Contract Negotiations with VRI

Wayne briefed the Board on his conversations with Mike McManus on Friday. He said that Mike was really impressed with the living units at the Neptune House, likening them to suites as opposed to hotel rooms. Wayne reported that he and Mike had some discussion about parameters of a contract between VRI and the Association, and that Mike informed him that Rich Muller who is the Senior Vice President at VRI's office in Hyannis would be the person to talk to about contract terms.

Wayne expressed a desire for the Board to meet with Rich in person. Phil indicated that he would set up a meeting after Thanksgiving at a mutually convenient location for the Board to meet with Rich, and that he would request that Rich forward a contract proposal for the Board to review beforehand. Mark stated that he would likely participate in the meeting by telephone because of the travel time that he would incur.

2016 Float Week Policy

Wayne stated that a change to the 2016 Float Week Policy that had been suggested would not be needed due to a misunderstanding that arose during discussions with Mike McManus. The suggestion had been to change the Float Week Policy to allow an owner who wanted to use a 2017 Spring float week for exchange purposes with Interval International to pay the maintenance fee and book a timeshare in Spring 2017. The reference should have been to 2016 Fall float weeks – which is already contemplated in the policy. All agreed that no change to the policy is required.

Payment Plans

The question of whether to allow owners to pay maintenance fees based on a monthly or quarterly payment plan was discussed. The Board determined that a payment plan that falls within the time frame of the Maintenance Fee & Collection Policy would be acceptable as long as payments are completed before the date set for the Collection process to begin and as long as the owner pays the Late Fee specified in the policy.

Quitclaim Deeds

After discussion and upon motion duly made and seconded, the Board unanimously directed General Manager Meredith McAloon to offer amnesty to any owner on the list of those who owe maintenance fees to the Neptune House if that person provides a quitclaim deed to the Neptune House Owners Association by December 31, 2015.

The thinking is that the Association would then be able to sell the shares acquired through this process and subsequently collect annual maintenance fees on them. Shares not deeded to the Association by December 31 would be handled according to the terms of the Maintenance Fee & Collection Policy.

Following the above discussion, there being no further business, the meeting was adjourned.

Respectively submitted

Phil Totino, Secretary for the Meeting