

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

January 22, 2016

The Board of Directors (the "Board") of the Neptune House Owners Association (the "Association") met telephonically by conference call at 7:30 a.m. on Friday, January 22, 2016. All members (Phil Totino, Mark Morrisette and Wayne Rioux) were in attendance. Also in attendance were Association Secretary Chris Lindgren and Mike McManus of Vacation Resorts International (VRI).

Administrative Items

Upon motion duly made and seconded, the Board unanimously approved the minutes of its meetings on January 15 and 16, 2016, as circulated in advance to the Board members.

The Board discussed the upcoming 2016 Owners Meeting, to be held March 19 at the Latitude 41° Restaurant in Mystic, CT. Members of the Board commented favorably on the postcard and email that went out to owners earlier in the week announcing the meeting. The Board also reviewed a draft agenda prepared by Vice President Wayne Rioux.

Financial Management

Mike McManus reported on the status of payments of the October Special Assessment, with 481 of an anticipated 625 shares having paid \$144,030 of that Special Assessment to date. He also reported that \$430,716 had been received so far as 2016 maintenance fees. The Board noted that there was still more than \$300,000 remaining to be paid for the October Special Assessment and 2016 maintenance fees combined.

The Board discussed delinquency notices to be sent out in early February to owners who have not paid fees by February 1. Mike indicated that he would work with President Phil Totino to draft that communication.

Treasurer Mark Morrisette updated the Board on the progress of accountant Adam Urban's year-end compilation of 2015 financial results. The Board discussed providing owners with a summary of the financial report.

Resort Management

Mike indicated that the transition of responsibilities to VRI was progressing well, and described a proposed rental policy and rate structure, which VRI will address at the upcoming Owners Meeting.

Legal Matters

The Board discussed proposed changes to the By-Laws that Secretary Chris Lindgren had forwarded to attorney Richard Sayer for review.

Executive Session

Mike McManus left the meeting, and the Board then met in executive session with Secretary Chris Lindgren present.

Following the executive session, the meeting was adjourned.

Respectively submitted

Chris Lindgren, Secretary