

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

March 16, 2017

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 Thursday, March 16, 2017. All members (Phil Totino, Cheryl Moore and Mark Morrissette) were in attendance. Also in attendance were Secretary Chris Lindgren, Resort Manager Samantha Disotell, and Mike McManus of Vacation Resorts International (VRI).

Resort Management

Vice President of Facilities Planning Cheryl Moore reported on the status of contractor bids to address the demolition and replacement, or alternatively the refurbishing, of the cement decking surrounding the pool. She indicated that a contractor who could install a rubberized surface over the existing cement decking was scheduled to visit the resort today and would provide an estimate for that work shortly thereafter. The Board agreed to meet to approve a contractor for the pool decking once that estimate is received.

Cheryl further reported that Hendricks Pools had addressed comments regarding the pool reconstruction raised by the State of Rhode Island Department of Health, and is waiting for final approval from the State before starting work. Mike McManus and Resort Manager Samantha Disotell indicated that they would reach out to their contacts to try to expedite that approval.

Sales and Marketing Program

The Board considered the agreement negotiated with Points Plus, LLC for the marketing of Association-owned shares in conjunction with Interval International's Club Interval Gold (CIG) points program. Upon motion duly made and seconded, the Board voted to authorize President Phil Totino to execute the agreement -- as circulated to the Board members in advance of the meeting -- on behalf of the Association.

Administrative Items

Upon motion duly made and seconded, the Board voted to approve the minutes of its meeting on March 1, 2017, as circulated in advance to the Board members.

The Board discussed final arrangements for the Owners Meeting to be held on March 18. Mike indicated that 193 proxy votes had been received to date from 97 owners, and that 78 owners had indicated that they would attend the Owners Meeting in person. The Board finalized changes to the Owners Meeting slide presentation and the newsletter to be sent to owners following the meeting.

Financial Management

Mike reviewed VRI's financial statements for the month ended January 31, 2017. He indicated that he would review further the appropriate presentation in the financial statements of amounts that might be recovered in the future from prior owners that are attributable to shares previously foreclosed, recognizing that the likelihood of recovering those amounts is low. Mike also indicated that he would present to the Board's April meeting VRI's proposed rental rates for the 2017 season.

Executive Session

Mike McManus and Samantha Disotell left the meeting. The Board members then met in executive session with Secretary Chris Lindgren present.

Following the executive session, the meeting was adjourned at 8:20 a.m.

Respectively submitted

Chris Lindgren, Secretary