

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

August 2, 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 Wednesday, August 2, 2017. Members Cheryl Moore, Mark Morrissette, Dennis Palumbo and Phil Totino were in attendance (member Jeff Anliker was unable to attend). Also in attendance were Secretary Chris Lindgren, Resort Manager Samantha Disotell, and Mike McManus of Vacation Resorts International (VRI).

Administrative Items

Upon motion duly made and seconded, the Board voted to approve the minutes of its meeting on July 7, 2017, as circulated in advance to the Board members.

Resort Management

The Board discussed the status of the pool construction. Mike McManus and Resort Manager Samantha Disotell reported that coping and tile work is scheduled for this week, following which pool electrical work and plumbing for drains would be completed, the forms and mesh for the decking would be installed, the decking would be poured, the pool interior finished and the pool filled, the rubaroc deck surface installed, exterior lighting and gates for entry completed, and the walkway behind the pool replaced with a stone dust surface. The Board approved the recommendation by Vice President of Facilities Planning Cheryl Moore that the existing door from B building to the pool be eliminated, so that the two gates required to access the pool will be located at opposite ends of the walkway behind the pool. Given the work remaining, the Board noted that the pool is not likely to be ready until October, and consequently deferred to 2018 the purchase of new pool furniture (Samantha indicated that existing tables and chairs could be used in the meantime).

Given logistical problems that would arise if the enlarged pool apron, scheduled to be completed as part of phase 2 of the pool project, was completed instead in 2017, the Board agreed that the enlarged apron would be completed in 2018 as originally scheduled. The Board also discussed quotes to be obtained for the 2018 phase 2 work as well as for additional amenities that might be completed in 2019, revenues permitting.

Mike provided an update on 2017 repair and maintenance projects. Samantha reported on the status of the clean-up of water damage to Unit 4.

Mike addressed the Interval International Customer Satisfaction Index report for May.

Sales and Marketing Program

President Phil Totino noted that the Sales and Marketing program has been slow in gaining traction. To date, only two new shares have been sold, and five existing owners have converted their shares to the Interval International Club Interval Gold points program. Mike described new efforts underway by Points Plus, LLC to reach prospective purchasers of Association-owned weeks.

Phil observed that the Neptune House pictures on the Interval International website have been replaced with more appealing, up-to-date photos, per the request of the Board.

Financial Management

Mike reviewed the June financial report as distributed to the Board in advance of the meeting, and updated the Board on 2017 owner payments to date and on collection activities. Mike indicated that owner payments were on track to reach the 2017 budgeted 97% payment rate.

Agenda for Next Meeting

The Board agreed to review a proposed 2018 budget at its September 1 meeting. Phil indicated that he would circulate a draft owner newsletter for discussion at that meeting.

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 8:55 a.m.

Respectively submitted

Chris Lindgren, Secretary