

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

September 9, 2022

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, September 9, 2022. Members Jeff Anliker, Douglas Carnahan, Mark Morrissette and Phil Totino were in attendance (member Cheryl Moore was unable to attend). Also in attendance were Secretary Chris Lindgren, Resort Manager Samantha Disotell, and Mike McManus of VRI Americas (VRI).

### Administrative Items

Upon motion duly made and seconded, the Board voted to approve the minutes of its meeting on April 8, 2022, as circulated in advance to the Board members.

President Phil Totino indicated that the September Newsletter, incorporating comments received on the draft circulated earlier, would be emailed to owners later today.

### Operations Review

Phil reviewed management's Monthly Report as of August 31, 2022, summarizing the status of 2022 projects on the resort's Repair and Maintenance Project List and Five-Year Property Improvement Plan, as well as marketing and rental activities and the resort's financial status. Resort Manager Samantha Disotell and Mike McManus of VRI provided additional detail as appropriate. Phil noted that operations are in good shape.

### Budget and Policies

Phil addressed the resort's revised 25-Year Reserve Plan, as updated based on a new reserve study completed in the spring, and he reviewed the revised Five-Year Property Improvement Plan incorporating 2023-2027 projects from that Reserve Plan. The Board discussed replacing some of the sliding glass doors in living rooms in Building B with framed-in windows, to provide similar light and air circulation at a lower maintenance cost. The Board approved that replacement, provided that Vice President of Facilities Planning Cheryl Moore is in agreement.

Director Douglas Carnahan left the meeting.

Phil addressed the proposed budget for 2023, resulting in a maintenance fee increase of approximately 5%. Upon motion duly made and seconded, the Board then voted to approve the 2023 budget as presented, including 2023 maintenance fees. The Board also reviewed a letter to owners from the Board, to be included, along with the budget and the resort's Assessment Billing and Collection Policy, when maintenance fee bills are sent to owners in early October. Mike indicated that use week calendars would be included for both fixed and float week shares when those maintenance fee bills are sent out by VRI.

The Board considered the resort's Assessment Billing and Collection Policy and determined that no changes are needed to that policy.

Phil reviewed a proposed Rental Policy and Rates for 2023, incorporating a 10% increase in rental rates in light of market rates on Block Island. Upon motion duly made and seconded, the Board voted to approve the Rental Policy and Rates for 2023 as proposed.

Phil addressed an anticipated marketing this fall, to existing owners and people on the resort's Interest List, of a limited number of Association-owned shares during Week 21, which typically includes the Memorial Day holiday.

The Board discussed whether a policy should be developed regarding charging electric vehicles. Given the small number of electric vehicles currently being brought to the resort, the Board decided that a policy was not needed at this time.

#### Strategic Initiatives

The Board discussed its three strategic initiatives in advance of the 2023 Owners Meeting. With respect to developing plans for unit interior improvements, Phil indicated that he, Samantha and Mike had surveyed the units and developed an inventory of needed upgrades, with high priority items on that inventory to be addressed as part of the Five-Year Property Improvement Plan. With respect to studying the feasibility of installing solar panels, Samantha reported that installing solar panels would not conflict with airport operations and that further investigation would occur this fall. With respect to developing a proposal for adding air conditioning and dehumidification to units, Mike indicated that costs could be estimated based on similar work to be done at Island Manor.

#### Agenda Items for Next Meeting


Phil indicated that the agenda for the December 9 meeting will include a proposed timeline for the 2023 Owners Meeting and director election, a review of the closeout of the resort season, consideration of changes to the resort's Rules and Regulations, extension of the contract for marketing services with Social Synergy Services, the performance evaluation for the resort manager, and a discussion of year-end bonuses for resort employees.

#### Executive Session

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

Following the executive session, upon motion duly made and seconded, the Board voted to adjourn the meeting at 9:33 a.m.

Respectfully submitted

  
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Chris Lindgren, Secretary