

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

April 3, 2025

The Board of Directors (the “Board”) of the Neptune House Owners Association (the “Association”) met via Zoom at 7:30 a.m. on Thursday, April 3, 2025. Members Mark Morrisette, Phil Totino, Cheryl Moore and Monica Warek were in attendance (Member Steve Smith was unable to attend). Also in attendance were Association Secretary Chris Lindgren, Resort Manager Samantha Disotell, and Jay Augustin and Katie Corson of Vacatia. Katie Corson took the meeting minutes.

Administrative Items

The Board began with the election of Association officers for the upcoming year. Upon motion made by Cheryl Moore and seconded by Mark Morrisette, the Board voted unanimously to reelect Phil Totino as President, Mark Morrisette as Treasurer, and Chris Lindgren as Secretary of the Association to serve until the next election of officers.

Minutes of BOD Meeting

Upon motion made by Mark Morrisette and seconded by Cheryl Moore, the Board voted unanimously to approve the minutes of the Board of Directors Meeting held on February 7, 2025.

Minutes of Annual Owners Meeting

Upon motion made by Cheryl Moore and seconded by Mark Morrisette, the Board voted unanimously to approve the minutes of the Annual Owners Meeting held on March 29, 2025, with the change that 24 owners attended via Zoom or telephone.

Meeting Schedule for Next 12 Months

The Board agreed to meet during the following 12-month period from 7:30 a.m. until 10:00 a.m. on September 12, 2025, December 12, 2025, February 6, 2026, and April 3, 2026.

The Board decided to hold the Annual Owners Meeting on March 28, 2026 via Zoom only from 10:00 a.m. to 12:00 noon.

Conference ARDA-ROC/TMBA

Phil and Chris indicated that they will be attending the ARDA-ROC/ TBMA conference on May 13-15 in Connecticut. ARDA-ROC is the American Resort Development Association – Resort Owners Coalition. TBMA is the Timeshare Board Members Association.

Transition from Capital/VRI to Vacatia

Phil noted that some work remains to be done to fully transition from VRI to Vacatia. He stated that VRI sat on checks for weeks without informing management. It was stated that everything that owners sent to VRI has now been received and that the number of unpaid shares has been significantly reduced. Samantha indicated that she has called or emailed all owners who do not show as paid in the financial system.

Annual Owner Meeting Assessment

All agreed that the Annual Owners Meeting was a success. Owners responded positively to Samantha and the Board during the meeting. Feedback indicated that it was a good, well-structured meeting and that owners appreciated the opportunity to ask questions.

Operations Review

Phil reviewed the Status Report as of March 27, 2025, summarizing the status of facility improvement projects, as well as marketing, rental and sales activities and the resort's financial status.

Considerable time was spent discussing how to deal with the fact that the employee housing building has fallen into disrepair. Cheryl reviewed sketches that she had provided in advance of the meeting showing where four bedrooms and associated bathrooms could be constructed on the bottom and pool-level floors of Building B. Other options considered include rehabbing the existing employee housing building, demolishing & rebuilding it, extending Building B by 30 feet, and eliminating employee housing. Monica indicated that she would compile a list of options showing pros and cons and estimated costs as additional information is developed.

Insurance Review

Phil reported that the resort is going with coverages through Armstrong Insurance again for the 12-month period that began on April 1 for all coverages except worker's comp which Vacatia handles. He stated that the property insurance premium went down significantly. However, because of the wild swings in recent years, the Board deemed it prudent to plan for a 10%-15% increase in premium for next year.

Interval International Agreement

It was noted that the Board is waiting for Interval International to provide an amendment to the agreement between the parties. The existing agreement is a 10-year agreement that expires early in 2026. The Board has requested that the renewal be for 3 years and that it eliminate the exclusivity clause so that the resort could, if desired, contract with an additional exchange company. Vacatia is dealing directly with Interval International on behalf of the Board.

Budget and Policies

The Board agreed that, given the need to address the employee housing situation, the maintenance fee increase in 2026 should be at the high end of the 6%-8% range mentioned at the Owners Meeting and in the April newsletter. Phil stated that over the next few months – before development of the 2026 budget begins in early July – the Board will need to decide on the approach for dealing with the employee housing situation and it will need to develop a financing plan.

Strategic Initiatives

The only initiative is the Unit Interior Upgrade work which is on track. In response to a request from an owner, and in recognition of a known issue with wood rot, the Board decided to prioritize replacing the external doors on Unit 1 in the 2026 property improvement plan.

Other Business

Phil noted that the April newsletter was scheduled to be sent to all owners on April 4. He stated that the newsletter is in full color and is a tremendous improvement in format and style over what was done in the past by the prior management company.

Agenda Items for Next Meeting

The budget and maintenance fees for 2026 will be approved at the September meeting, and the Board will also review the Assessment Billing & Collection (ABC) policy.

Executive Session

Katie Corson and Jay Augustin left the meeting. The Board members then met in executive session with Secretary Chris Lindgren and Resort Manager Samantha Disotell. The Board completed its self-evaluation.

Following the executive session, upon motion made by Cheryl Moore and seconded by Mark Morrisette, the Board voted unanimously to adjourn the meeting at 9:52 a.m.

Respectfully submitted

Katie Corson

Katie Corson, Secretary for the Meeting