

Message From the Board of Directors

Summary

Maintenance fees will be increasing 6.2% in 2026 due principally to the need to increase reserves to fund improvements to the employee housing building. Maintenance fee bills will be mailed in October, with payment due December 31.

Several property improvement projects have been addressed since our last report in the April newsletter, with a focus on replacing furniture and appliances in many of the living units.

Facilities Improvements

The article "Facility Improvements" contains a list of the work done on our living units, as well as a list of major projects planned for next year.

As we stated at the Annual Owners Meeting and in the April newsletter, the small building that houses three employees during the resort season has fallen into disrepair. The plan that we have developed to address the situation involves making upgrades for safety in the coming offseason, followed by improvements to ensure the long-term viability of the building during the following offseason.

This project is constraining our ability to carry out our living unit upgrade plan in an expeditious manner. In an effort to control maintenance fee increases in the near term, we have slowed the rate of improvement to the living units.



Employee Housing Building

Financial Outlook

The financial condition of the resort remains solid. However, the cost of insurance continues to be difficult to predict. Although costs have stabilized during the past year, prudence requires conservative budgeting in case severe weather incidents between now and when our policy renews on April 1, 2026, drive rates much higher. Accordingly, our 2026 budget for insurance includes a 10% increase above 2025 rates. This has a major impact on our budget because insurance costs account for almost 20% of operational expenses.

As Block Island becomes more expensive each year, we will strive to do our best to provide a great vacation experience at a reasonable cost.



Save the Date: 2026 Owners Meeting

The next Annual Owners Meeting will be held on Saturday, March 28, 2026, from 10 a.m. to 12 p.m. via Zoom only.

The Annual Owners Meeting is held in person every three years. The next in-person meeting is planned for 2028.



Renting Your Unit Through Vacatia

The article “Block Island Short-Term Rental Information” explains the requirements for registering with the town and state and collecting and remitting sales and rental taxes when you rent your unit on your own. If you prefer to avoid all this work, you could place your unit with Vacatia for rental, as Vacatia will handle the administrative tasks. To do so, log into your account at vacatia.com/clubhouse, click on **Ownership**, select the unit and week that you wish to rent, click on **Tell Us Your Plans**, and select **Have Vacatia rent it for me**. That will populate a rental agreement that you can complete directly on the site. Alternatively you could fill out the [Owner Rental Pool Participation Agreement](#) available on the Neptune House website and send it to [Samantha](#) for processing.

Vacatia uses dynamic pricing to set rental rates in order to remain competitive with rates being charged for accommodations locally. As a result, you will not know in advance what net amount you will receive as a result of your rental. Furthermore, Vacatia may rent your unit/week through an online travel agency such as Booking.com or Hotels.com, in which case a commission would be payable to the online travel agency in addition to Vacatia’s 15% commission.

By renting through Vacatia, you would receive your share of 85% of the “net rental pool proceeds” as determined in accordance with the [Owner Rental Pool Participation Agreement](#). The net rental pool proceeds would be determined based on amounts collected from all Neptune House rentals in the rental pool program during the calendar month in which your rental occurs, less all fees charged by distribution channels (such as a fee from Booking.com or another online travel agency that Vacatia might use to advertise the rental), any taxes collected, any extra cleaning fees, and any other costs associated with the rentals. Vacatia would receive a commission of 15% of the net rental pool proceeds. An owner’s share of the remaining 85% of the net rental pool proceeds would be based on the owner’s proportionate share of the monthly rental pool proceeds, as may be adjusted by Vacatia depending on unit type (studio, one-bedroom, or two-bedroom).

Resales Available Through Vacatia

Shares for sale by the Owners Association are now listed on the [Buy & Sell section of Vacatia’s website](#). Individual owners who wish to advertise their shares for sale on the Vacatia website can also have them listed there by calling (855) 641-8409 or emailing Neptune-House-Sales@vacatia.com to make arrangements.

Vacatia charges individual owners a \$250 fee for completed sales of \$2,500 or less and a \$500 fee for completed sales over \$2,500 for listing the share on vacatia.com. This is not an upfront fee; it is paid after the sale has been completed. It does not cover preparation of the deed or any other activities needed to close the sale.

Vacatia’s sales website allows multiple ways to filter the listings, making it easy to find the weeks or sizes of units that prospective buyers may be interested in purchasing.

Facility Improvements

Samantha Disotell
Resort Manager

A large number of improvements have been made to the living units since our last report in the April newsletter. Improvements include:

- Replacing microwave oven in Unit 1
- Replacing stove in Unit 4
- Installing living room rugs in Units 1, 3, 4, 5, 8, 10, 16, and 21
- Replacing coffee tables in Units 3 and 5
- Replacing TV cabinet in Unit 14
- Replacing end tables in Unit 3
- Replacing dining sets in Units 4, 7, 9, 10, 12, and 21
- Replacing living room set in Unit 19
- Replacing sleep sofa in Unit 4
- Replacing love seat in Unit 5
- Replacing alarm clocks in Units 19 and 24
- Replacing bedframes/headboards in Units 14 and 19, and in the guest bedrooms in Units 23 and 24
- Replacing dressers in guest bedrooms of Units 16 and 20
- Replacing nightstands in Units 23 and 24
- Replacing mattresses in Units 12, 14, and 19
- Installing/replacing closet doors in Units 1, 2, 8, 16, 18, 19, 20, and 21
- Installing floor-length mirrors in units without them

Other noteworthy work includes:

- Purchasing eight new patio chairs for the pool
- Having the pool’s saltwater system serviced
- Having the pool cover reconditioned
- Replacing 15 fire extinguishers

Major projects planned for the offseason:

- Employee housing repairs
- Replacing exterior doors in Unit 1
- Replacing stairway up to Units 7 and 8
- Continuing unit interior upgrades



Block Island Short-Term Rental Information

The Town of New Shoreham has passed an ordinance requiring property owners on Block Island who seek to rent their property for 30 days or less to register with the town if they advertise on a third-part hosting site. The town has informed us that this ordinance applies to individual timeshare owners (as well as to owners of homes on the island).

Third-party hosting sites include online travel agencies such as Airbnb, Vrbo, booking.com, and Expedia. Furthermore, the town has indicated that the regulation applies to placing ads on Facebook (including the Neptune House Owners private group) and other social media sites. However, the town has further indicated that it does not apply to renting through Vacatia's rental process, as full hotel and sales taxes are paid for Vacatia rentals. (To rent through Vacatia, log into your account at vacatia.com/clubhouse, click on **Ownership**, select the unit and week that you wish to rent, click on **Tell Us Your Plans**, and select **Have Vacatia rent it for me** — or call 855-859-6983.)

Owners who advertise rentals during a year are required to register with the town by December 31 of the previous year and pay \$200 (the December 31 deadline has been waived for 2025). They are also required to register annually with the State of Rhode Island (\$25 fee).

Owners who rent their units for 30 days or less also need to pay an annual state sales tax permit fee (\$10), and – in 2025 – collect and remit a 7% sales tax and a 1% local hotel tax, totaling 8% in taxes, to the state.

Effective January 1, 2026, the local hotel tax will be 2%, and a new additional 5% state tax will go into effect on owner

rentals. Along with the 7% sales tax, total taxes to be paid to the state thus will be 14% in 2026. Our understanding is that these taxes will apply whether or not the owner advertises.

Here is the link to the town's [Residential Short-Term Rentals Ordinance](#).

To register Short-Term Rentals **online** with the town go to the [Short-Term Rental Registration webpage](#).

Amanda Boulay in the New Shoreham Land Use Department has indicated that she will fill out the online form to register with the town while on the phone with an applicant. Her telephone number is 401-466-5419.

To register with the state, go to the state's [eLicensing website](#). Information about the fee and process is available at the state's [Real Estate Licensing Short-Term Rentals FAQ website](#). The state taxes are described at the state's [Sales and Hotel Taxes FAQ website](#). The state's requirements are independent of the new requirements from the town.

If you have any questions about the town's ordinance, please email or call:

- Amanda Boulay, admin assistant
aboulay@newshorehamri.gov | 401-466-5419
- Caren Ford, admin assistant
cford@newshorehamri.gov | 401-466-3216
- Jennifer Brady, zoning official
jbrady@newshorehamri.gov | 401-466-3205

All this information is being provided for your consideration. Please contact the appropriate town or state official if you have questions or need assistance.

Artwork at the Resort

As part of our efforts to enhance the decor of the living units and the lobby areas, owner Don Tarrant and his daughter Julia have provided framed prints of several of their original watercolors for display in the main lobby and in some of the living units. Their items can be recognized by the QR code on the bottom parts of the frames. The code will direct interested parties to a webpage where prints can be purchased.

Many thanks to Don and Julia for donating these beautiful pieces. Go to <https://www.etsy.com/shop/BrushworksbyTarrant> to see for yourself.



A Don Tarrant Watercolor Print



Renting or Selling Your Timeshare on Facebook

There are various ways to go about renting or selling your share in the Neptune House. One way to rent or sell your share is through Vacatia. To rent, go to vacatia.com/clubhouse or call 855-859-6983. (See the article “Renting Through Vacatia” for more details.) To sell, call 855-641-8409 or email neptune-house-sales@vacatia.com. (See the article “Resales Through Vacatia” for more details.) However, if you have the time and skill, posting on Facebook can be very effective. Initially, you may post something on the Neptune House Owners Private Group. This gives fellow owners an opportunity to rent or buy your shares. If a deal is not made with another owner, then you could post on the Block island Facebook public group. This group has more than 45,000 members. Owners have reported completing deals with renters/buyers within 24 hours of posting on the public group. So, what do you need to do if you want to take this approach?

First, if you are renting your unit, unless you rent through Vacatia, you must register with the Town of New Shoreham and with the State of Rhode Island and pay various taxes. Please see the article “Block Island Short-Term Rental Information” for details. Presuming that you have an account on Facebook, here is an outline of the process to follow:

1 JOIN THE DESIRED FACEBOOK GROUP(S).

- a. To join the Neptune House Owners private group, search for Neptune House Owners on Facebook or click on this link: [Neptune House Owners Private Group](#). Then submit a request to join the group. After your owner status has been verified, you will receive a notification of acceptance to the group. This may take a few days. Note that there are other Facebook groups with Neptune House in their names. Those groups have nothing to do with our resort. Be sure to request to join the group called Neptune House Owners.
- b. To join the Block island public group, search for Block Island on Facebook or click on this link: [Block island Public Group](#). After the administrator reviews your request to join, you will receive a notification of acceptance. This should take about a day. Note that there are other Facebook groups with Block Island in their names. Be sure to request to join the group simply called Block island.

2 DETERMINE THE PRICE AT WHICH YOU WANT TO RENT OR SELL YOUR SHARE.

Information in the Policy Documents section of the [Owners page](#) of the neptunehouse.com website can provide guidelines. For rentals, the [Rental Policy and Rates](#) document lists the baseline rates for 2025 that the Owners Association charges for rentals at different times of the year. In 2026, this information will be in a new Renter's Handbook that will be available on the Owners page in January. In practice, dynamic pricing is used to respond to market conditions at any point in time. For sales, the [Reseller's Handbook](#) contains summary data on actual selling prices over the last three years.

3 COMPOSE WHAT YOU WISH TO POST.

- a. First, you need to position yourself within the Facebook group whose members you want to see the post. Here's how: Log into your Facebook account. Find the menu that lists Groups. Then select the desired group (Neptune House Owners or Block island).
- b. Select Write something... then select Photo/video.
- c. Copy and paste a photo from the neptunehouse.com [Gallery webpage](#) or use one of your own photos, and then select Done.
- d. Describe what you're offering.
- e. Select Post.

Here's an example of a complete post:




For Rent: July 18 - 25
1-bedroom unit at the Neptune House
\$3,185 plus 14% sales and rental taxes

The Neptune House amenities include a heated outdoor swimming pool, tennis and pickleball court, fire pits, gas grills, and outdoor games. One-bedroom unit (Unit #5) is a 1st floor unit with a queen bed, small but complete kitchen (no dishwasher), living room (pullout sofa), one bathroom, and porch.

Additional resort photos and details on: neptunehouse.com

4 NEGOTIATE WITH INTERESTED PARTIES.

- a. People interested in what you're offering may respond to your post on Facebook or they may send you a private message (sometimes referred to as a DM) on Facebook. You can read and reply to messages within Facebook by clicking on this icon. 

Continued on next page



Renting or Selling on Facebook (Continued)

- b. As an alternative, you could ask interested people to contact you via email or telephone by listing your email address or telephone number in your post. However, if you're posting to the Block Island group (or any other public group within Facebook), you would be revealing that information to the whole world.
 - c. For rentals, you could document with the renter what would happen if the renter later does not want to use the week. How much notice is required? What amount, if any, would be refunded?
 - d. For rentals, you should let the renter know that subletting all or a portion of the week is not allowed.
- 5 RECEIVE PAYMENT.**
- a. For rentals, using a money transfer app like Venmo, PayPal, or Zelle is the easiest way to complete a transaction. If you do not have one of those apps, you could make other arrangements such as having the renter send you a check. The resort manager is not authorized to handle rentals of owner units and is not able to collect funds for owner rentals.
 - b. For sales, a lawyer needs to be involved to prepare the deed and associated paperwork. A physical check will usually be required. While you can use a law firm of your choosing to prepare the deed and other necessary documents, a law firm with many years of experience working with timeshares on Block Island is Rodio & Brown located in Cranston, RI (401-274-4040). That firm charges a flat fee of \$400 per share for preparing the deed and the paperwork that will be needed to record the deed with the Town of New Shoreham. Rodio & Brown is the law firm that provides legal services to the Neptune House Owners Association. There are also costs for the Town of New Shoreham Recording Fee (\$94), Rhode Island Conveyance Tax Stamp (\$2.30 — increasing to \$3.75 in 2026 — for each \$500 of the purchase price or portion thereof), and Block Island Land Trust fee (0.75% of the selling price).

Deedback Program

If you have decided that it is time to move on from the Neptune House due to age, health, changing family circumstances, or any other reason, this program could be for you. It provides a simple, foolproof way to exit your timeshare obligation.

The Deedback Program describes the process for owners to deed their shares back to the Owners Association if certain conditions are met. One of the key conditions is that the owner must pay two years of maintenance fees in advance and relinquish ownership rights so that the Owners Association has time to sell, rent, or license the share without suffering a loss of revenue in the interim. Details about the Deedback Program are

contained in the **Reseller's Handbook**, which is packed with helpful information to assist owners in moving on from the Neptune House, including information intended to aid owners in reselling their shares. It contains sections on Sales Channels, Lead Time, Setting Your Asking Price, Ad Copy, and Legal Matters — ideas that can help you sell your share. The last section, Deedback Program, explains the mechanism for turning shares over to the Owners Association.

The **Reseller's Handbook** reflects sales data through 2024 and is available in the Policy Documents section of the [Owners page](#) of the Neptune House website.



Public Online Presence


WEBSITE

The Neptune House website is the main portal for information about the resort. In line with our marketing strategy, it is geared primarily toward the rental market. The website contains videos, lots of pictures and descriptive information, a link to our blog, a convenient way to make rental reservations, a collection of documents relevant to owners, and a link to pay maintenance fees online. Check it out on your computer, tablet, or handheld device at neptunehouse.com.

FACEBOOK

The Neptune House Facebook page can be accessed by establishing a Facebook profile (<https://www.facebook.com/r.php>) and searching for Neptune House or @NeptuneHouseResort, or by going to <https://www.facebook.com/NeptuneHouseResort/> and then "following" the page. Please click on the Facebook logo  to be directed to our page or search for Neptune House on Facebook.

INSTAGRAM

The Neptune House Instagram account can be accessed by establishing an Instagram account (<https://www.instagram.com>) and searching for Neptune House BI, or by going to <https://www.instagram.com/neptunehousebi/> and then "following" the page. Please click on the Instagram logo  to be directed to our page or search for Neptune House BI on Instagram.



YOUTUBE



The Neptune House has its own [YouTube channel](https://www.youtube.com/). To sign into YouTube (<https://www.youtube.com/>), enter your Google account email and password. If you do not have a Google account, you can create one at [YouTube.com](https://www.youtube.com/) by clicking on Sign In in the upper right corner. When signed into YouTube, enter Neptune House Block Island in the search bar and scroll down past the ads to the Neptune House channel. We invite you to Subscribe to our channel and to give a Thumbs Up to our videos.

SPONSORSHIPS

Each year, the Neptune House donates an off-season timeshare week to WCNY and to Connecticut's Beardsley Zoo for use in their online fundraising auctions. WCNY is central New York's public television station. Connecticut's Beardsley Zoo is the only zoo in that state. Both organizations provide us with wide exposure to potential future renters and owners.





Communications

RESORT DOCUMENTS

All documents pertaining to the resort are available from the Owners tab on the [Neptune House website](#). These include the resort calendar, governance documents, policy documents, newsletters, financial reports, budgets, minutes of Board meetings and minutes of Annual Owners Meetings along with the material presented at the Annual Owners Meetings.

OWNER ACCOUNT

Each owner has an Owner ID that provides a way to access information about the shares owned, past and future occupancy dates, account balance, and more. You can make maintenance fee payments by credit card via this portal which can be accessed from the [Owners tab on the Neptune House website](#) by clicking on Pay Maintenance Fees Online.

EMAIL UPDATES

Most communications from the resort are sent only by email. Making sure that your email address on file is up to date will ensure that you don't miss anything. You can update your email address by logging into your account with your Owner ID. Multiple email addresses can be listed.

CONTACT THE BOARD OF DIRECTORS

Questions, concerns, and comments may be sent to the Board via email addressed to board@neptunehouse.com. As fellow owners, we will strive to respond in a thoughtful and timely manner.

JOIN OUR PRIVATE FACEBOOK GROUP

A Facebook group restricted to owners is in place to facilitate communication among owners. Members of the group can share information about renting, selling, exchanging, participating in social activities, etc.

To join this group, search for Neptune House Owners on Facebook or click on this link: [Neptune House Owners Private Group](#). Then submit a request to join the group. After your owner status has been verified, you will receive a notification of acceptance to the group.

Note that there are other Facebook groups with Neptune House in their names. Those groups have nothing to do with our resort. Be sure to request to join the group called Neptune House Owners.

Contact

NEPTUNE HOUSE

Phone: 401-466-2100
Web: neptunehouse.com

RESERVATIONS, MAINTENANCE FEE PAYMENTS & OWNER SERVICES

Phone: 855-859-6983

VACATIA SALES

Phone: 855-641-8409
Email: neptune-house-sales@vacatia.com

INTERVAL INTERNATIONAL EXCHANGE

Phone: 800-828-8200

PERSONNEL

Resort Manager

Samantha Disotell
Phone: 401-466-2987
Email: resortmanager@neptunehouse.com

Board of Directors

Email: board@neptunehouse.com
Phil Totino, President
Mark Morrisette, Treasurer
Cheryl Moore
Steve Smith
Monica Warek

Other Officer

Chris Lindgren, Secretary



Vacatia Clubhouse: Your Owner Portal

HOW TO PAY YOUR MAINTENANCE FEE

1 Log in to **Vacatia Clubhouse** by selecting Neptune House, then inputting your unit and week. Alternatively, you can use your Vacatia ID.

2 Select Payments from the top. From there, you can download your current statement, view your payment history and pending payments, and pay by credit card or ACH.

HOW TO NOTIFY US OF YOUR INTENT

1 After logging in to Vacatia Clubhouse, select the Ownership tab from the top of the page.

2 For each week that you own, select the Tell Us Your Plans button. You can then notify us that you plan to use your week, deposit with Interval, or have Vacatia rent it for you.

OwnerPLUS: Flexible, Affordable Exchange

Through OwnerPLUS, you can convert a week to FlexPoints and stay at any participating Vacatia resort. Destinations include New Hampshire, New Orleans, Scottsdale, Breckenridge, Montana, Virginia Beach, western Pennsylvania, and throughout the state of Florida. Here are just three of your options.

Scottsdale Camelback Resort Scottsdale, Arizona



The Vibe: Cultured. Shopping, golfing, baseball's spring training, and Old Town are Scottsdale's big draws. Phoenix, Sedona, and the Grand Canyon are all day-tripable.

The Stay: Studios (with a sleep loft) to three-bedroom villas. Amenities include a full kitchen, washer and dryer, fireplace, living and dining areas, and a balcony or patio.

On-site: Heated pool, hot tub, restaurant, spa, tennis and pickleball, fitness center, walking trail, minigolf, and barbecues

Cold Spring Resort Ashland, New Hampshire



The Vibe: Rustic New England. Nestled between the White Mountains and the Lakes Region, Cold Spring is a major draw for outdoor lovers — across all four seasons.

The Stay: The one-, two- and three-bedroom suites feature a living room, dining area, and a fireplace. The two- and three-bedroom suites also have a balcony or patio.

On-site: 18-hole golf course, indoor and outdoor pool, rec center, tennis courts, and cross-country ski trails

Hotel de la Monnaie New Orleans, Louisiana



The Vibe: It's N'awlins! Expect a nonstop party soundtracked by jazz and blues, and catered by one of the world's most distinct cuisines.

The Stay: One- and two-bedrooms are available. Apartments feature a kitchenette, a sleeper sofa in the living room, and a jetted tub.

On-site: Terrace overlooking Esplanade Avenue, fitness center, laundry, library, wading pool

OwnerPLUS: Vacatia Clubhouse | 855-859-6983