



Message From the Board President Phil Totino

The Annual Meeting of the Neptune House Owners Association was held on March 28, 2026, online via videoconference. Thirty-eight owners participated through Zoom.

During introductory remarks, there was a summary of key accomplishments over the past year. Principal among them were: starting work on the first phase of repairs to the employee housing building; completing the third year of work to upgrade the living units to a common standard of function, comfort, quality, and appearance; developing a Renter's Handbook; and posting Association-owned inventory for sale online.

Key challenges over the past year were also addressed. They include the need to accommodate continually increasing insurance premiums (insurance premiums comprise 20% of operating expenses) and the slow ongoing attrition in shoulder season ownership.

The passing of longtime General Manager Meredith McAloon was also acknowledged with heavy heart.

In the rest of this newsletter, the results of the election of two Board members are reported, along with an update on strategic initiatives, a listing of improvements made to the facilities, an overview of the financial position of the resort, and information helpful when renting your unit, selling your unit, or buying another unit.

The slides prepared for the Owners Meeting are available for viewing on the [Owners page](#) of the Neptune House website in the Owners Meeting Material section.

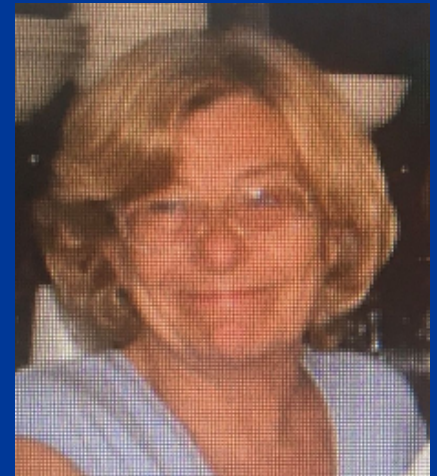
Election of Directors

Owners cast votes by proxy to elect two directors, as follows:

- Phil Totino (incumbent): 110 votes
- Monica Warek (incumbent): 102 votes

Their three-year terms will expire in March 2029. Congratulations to Phil and Monica, and thanks for continuing to represent and serve our owner base. Owner interest in serving on the Board is vital to keep the Board responsive to owners' needs and to plan for the future. The resort benefits greatly from the skills and ideas of those owners who volunteer their time to lead the resort on the path to continuous improvement.

Remembering Meredith McAloon



Former General Manager of the Neptune House resort, Meredith McAloon, passed away on October 25, 2025, at the age of 80, surrounded by her daughters. Meredith was synonymous with the Neptune House from its inception as a timeshare resort in 1984 until her retirement in 2015.

Meredith's dedication, determination, and leadership made the Neptune House into the cherished family vacation destination that we all enjoy year after year. The service that she provided to owners and guests reflected her love of Block Island and focus on family.

Over the course of more than 30 years, Meredith worked tirelessly to make the Neptune House a special place for us all. We all miss her dearly.



Financial Update Mark Morrisette | Treasurer

Overview

For 2025, the overall Fund Balance for the Association increased by \$201 thousand. The variance was driven by increased revenue from Employee Retention Credit payments received, reduced personnel costs, stable insurance rates, and a reversal of bad debt write-off. The increase keeps the Association on track for our long-term plan.

Insurance Review

In 2025, we completed our annual insurance review, as required by our governing documents. Insurance premiums remained at 20% of operating expenses for the second consecutive year. The 2026 budget includes updated coverage and allows for a 10% increase in premiums over 2025 levels.

This is relatively modest, as losses by insurance companies due to catastrophic weather events appeared to be somewhat mitigated during the past year.

Reserve Plan Review

The Board has gone to considerable lengths to design a 25-year Reserve Plan to ensure the long-term viability of Neptune House, and to budget predictable maintenance fees.

Over the past year, we continued work to bring all living units up to a common standard of function, comfort, quality, and appearance.

The funding allocated in the Reserve Fund over the next five years is shown in the chart below.

Outlook

Overall fees charged to owners since 2000 have increased by an average of 5.4% per year. The annual increases have varied greatly, but the trend has been consistent. The major causes are inflation on Block Island, the ongoing decline in individual ownership as people grow older or no longer use the Neptune House, the need to maintain aging facilities, and insurance increases. We continue working to control the rate of fee increases by striving to increase revenue from off-season rentals and by maintaining spending efficiencies.

Our goal is to keep annual maintenance fee increases in the 5% – 6% range. However, because of the uncertainty surrounding insurance costs, future increases may be higher than we would like. At this point, we are anticipating an increase in the range of 5.5% – 6.0% in 2027.

| Reserve Plan Project | 2026 | 2027 | 2028 | 2029 | 2030 | Total |
|--|------------------|------------------|------------------|-----------------|------------------|------------------|
| Living Unit Upgrades | \$20,000 | \$20,000 | \$15,000 | \$5,000 | \$10,000 | \$70,000 |
| Exterior Door Bldg. A | \$9,381 | | | | | \$9,381 |
| Employee Housing Repairs | \$77,000 | \$43,000 | | | | \$120,000 |
| Decking Bldg. A | \$20,000 | \$40,000 | | | | \$60,000 |
| Concrete Pad Bldg. A | | | \$22,046 | | | \$22,046 |
| Roof Bldg. B Architectural Composition | | | \$72,509 | | | \$72,509 |
| Common Area Bldg. B | | | \$2,208 | | | \$2,208 |
| Van | | | \$35,395 | | | \$35,395 |
| Bldg. A Brick Stairs Replacement | | | | \$15,000 | | \$15,000 |
| Decking Bldg. A | | | | \$51,009 | | \$51,009 |
| Decking Bldg. B | | | | | \$187,393 | \$187,393 |
| Total | \$126,381 | \$103,000 | \$147,158 | \$71,009 | \$197,393 | \$644,941 |



Renting Your Unit

If you are interested in placing your unit for rent, please consult the **Renter's Handbook** available on the **Owners page** of the Neptune House website. The handbook contains ideas about how to go about renting your unit, guidelines for rental rates, and details about the town and state registration and taxes that are required.

Selling Your Unit

If the time has come to sell your unit, please consult the **Reseller's Handbook** available on the **Owners page** of the Neptune House website. The handbook contains sections on Sales Channels, Lead Time, Setting Your Asking Price, Ad Copy, and Legal Matters — ideas that can help you sell your share.



Buying Another Unit

Shares for sale by the Owners Association are listed on the **Buy & Sell section of Vacatia's website**. You can make an offer via the website or call (855) 641-8409 to speak with a representative.

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.

Note: As explained in the Reseller's Handbook, 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's website. 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.

Facility Improvements

Samantha Disotell
Resort Manager

COMPLETED WORK

A large number of improvements have been made to the living units over the past year (since the Owners Meeting in March 2025). 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

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

WORK PLANNED FOR 2026

- Upgrade employee housing to current safety standards
- Replace exterior doors in Unit 1
- Replace the stairway up to Units 7 and 8

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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. If you are unable to sell, 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. The last section of the handbook, **Deedback Program**, explains the mechanism for turning shares over to the Owners Association.

The **Reseller's Handbook** reflects sales data through 2025 and is available on the **Owners page** of the Neptune House website.



Facility Improvements

Samantha Disotell
Resort Manager

WORK PLANNED FOR 2026

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- Replace sleep sofas in Units 21, 22, and 23
- Replace side tables in Units 21, 22, and 23
- Replace twin beds in Units 16 and 20
- Replace nightstands in Units 16 and 20
- Replace chests of drawers in Units 22 and 23
- Replace bedroom set in Unit 4
- Replace headboard in Unit 6
- Replace bed and nightstands in Unit 8
- Replace small round living room table in Unit 8
- Add small chest in closet of half-bath in Unit 8
- Replace queen bedroom set in Unit 16
- Replace coffee/end tables in Unit 12
- Replace side table and curtains in kitchen in Unit 12
- Replace bedroom furniture in Unit 9
- Replace dining side table in Unit 2
- Replace wicker chest in Unit 10
- Replace small bedroom chair in Unit 10
- Replace nightstand in guest bedroom in Unit 19
- Replace living room chair in Unit 19
- Replace TV stand in Unit 19
- Replace coffee table and two end tables in Unit 24
- Replace dining set in Unit 17
- Upgrade bathroom in Unit 14
- Improve lighting in Units 7 and 10

Interval International on Facebook

If you are a member of the **Interval International** vacation exchange company that allows timeshare owners to trade their weeks for vacations at affiliated resorts around the world, you may be interested in the **Interval International Facebook Group**. This is a private group where members post questions, and other members answer the questions. Topics are frequently about things like resort recommendations in a specific state or country, or how the Interval International Getaway deals work.

The group is like a larger version of the **Neptune House Owners Facebook Group**. It currently has more than 17,000 members.




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](https://www.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**. To sign into YouTube  **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** 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 page 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.

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 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.

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

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Board of Directors
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Phil Totino, President
Mark Morrisette, Treasurer
Cheryl Moore
Steve Smith
Monica Warek

Other Officer
Chris Lindgren, Secretary

