

BLUE TREE TIMES

VOLUME XI, ISSUE 3

WINTER/SPRING 2004



2003 Annual Meeting Update

The calendar year 2003 Annual Meeting of the Blue Tree Resort at Lake Buena Vista Condominium Association, Inc. was scheduled for January 5, 2004. As was the case last year, a quorum representing at least 15% of the membership was not present, either in person or by proxy. Approximately 35 owners attended the meeting, and fewer than the required 2103 owners were represented. Therefore, an official meeting could not be held.

All three Board members were present at this meeting. There was an effort made by the Developer to present Developer-solicited proxies. These proxies were not accepted for a number of reasons, including:

- The proxies were not approved by the Board, a requirement established by the state of Florida.
- The proxies named the Developer (or his agent) as proxy holder which would allow the Developer to retake control of the Association after turnover to Owner control, prohibited by the laws of the state of Florida.
- The proxies had been in the Developer's control and had not been verified, bringing into doubt their validity for authenticity, valid ownership, correct signatures, or for proper tallying for biannual or annual week ownership.

A number of accusations were made by the Developer at this gathering, all being a continuation of the innuendo that the Association and Board have been defending against for the last two years.

While it is true that Blue Tree has lost the Interval International Five Star rating, the Board and SPM Resorts believe that changes in housekeeping management and the ongoing unit renovation program will allow us to regain this rating in 2005. We are already beginning to see these efforts pay off as ratings have met the Five Star requirement for October and November.

Your owner representatives on the Board are very interested in a cooperative relationship with the Developer, one that would be of benefit to all parties. We have had discussions with the Developer on this topic, but it has been made clear in these discussions that, despite their public claims to the contrary, Westgate will settle for nothing less than total control of the Association and the Resort.

See President's Annual Meeting Address on Page 2

Resort Highlights and Accomplishments

Your Board of Directors along with SPM Resorts, Inc. is committed to providing our owners and guests with the most beautiful vacation experience possible. We are very pleased to share with you several improvements to the property that we have done.

In 2003 we completed the interior renovation of Buildings 4 and 15 to a higher quality and appearance. The renovations include new mattresses, bedspreads, and bedroom furniture in all rooms, curtains in all rooms, sofas, chairs, pictures, carpet, and mirrors.

We are very excited about the new look and will continue renovating until all buildings are completed.

PLM, our landscaping company, has done a fantastic job manicuring the property. The entire property has new mulch to brighten up the landscaping. Also, new annuals have been planted around the property for your enjoyment.

We had all of the trees on the property trimmed and have completed the re-landscaping of Pool #2 and will continue in other areas around the resort.

Projects for 2004 include the interior renovation of Buildings 2, 6 and 10 with the purchase of new mattresses and boxsprings for the entire property. Window washing is underway as well as the painting of all of the railings.

We do hope that you like what you see!

During your next visit to the Resort, please join us at the Owners Meet and Greet held every Tuesday at 10:00 AM at Pool #4.

President's Annual Meeting Address

I would like to again welcome you, my fellow owners, to our meeting today. I'm sure you've all received the mailing from Westgate. First, I want to emphasize that the Board is very desirous of entering into a cooperative relationship with Westgate. The Association is an independent entity that has been turned over to owner control.

We have been in discussions with the developer in an attempt to reach a compromise that would be in the best interests of both the Association, the Developer, and advantageous for the Resort as a whole. However, the Developer made it clear that they would not be willing to accept anything less than total control of Resort management. While still in discussions, Westgate asked that we postpone the annual meeting by 30 days. At that late date, monies had already been expended in preparation for this meeting, which costs the Association approximately twenty thousand dollars.

Westgate has emphasized that the developer does not control their CFI-RMI management entity. However, their March 2002 letter to owners clearly states that their CFI-RMI is a subsidiary company. We don't know the relationship between CFI-RMI with Westgate, but we are assured that SPM is independent and dedicated to doing what's best for the owners.

Westgate has stated repeatedly that they can save the owners money. The Board has asked for a budget analysis that would show where the savings come from. Westgate has not presented any proposed budget showing their savings. A Developer subsidy could result in savings, but it is our understanding that a Developer cannot subsidize a turned-over Association under Florida law.

I would certainly agree that it is in the best interests of all Blue Tree owners for the Association and Westgate to work in a harmonious manner in addressing the needs of the owners and providing them the best possible timeshare facilities. However, it also needs to be recognized that the dispute between the parties has caused considerable acrimony and hard feelings, which cannot be resolved easily and quickly. In my opinion we need to take it a step at a time in establishing a cooperative working relationship that hopefully over time will result in trust and thereby lead to an even broader and better working relationship. Towards this end a first step should be to resolve all of the litigation issues. The litigation is not only expensive but it generates animosity and an adversarial relationship, which is in conflict to a cooperative working relationship.

In conclusion, I recognize that a cooperative relationship with Westgate Resorts could be very beneficial to Blue Tree owners. However, it is my strong belief it is in the best interests of Blue Tree owners for the Association to function independently of the Developer. To date Westgate Resorts has shown an unwillingness to accept this right of the owners to function in an independent manner. Accordingly, I believe that the success of a cooperative working relationship between the parties will depend upon Westgate Resorts recognizing and accepting the Association as an independent and equal partner in the relationship.

John Sgarlata
President

Blue Tree Resort at Lake Buena Vista Condominium Association, Inc.

Helpful Hints!!

Please note that **special requests for floating reservations** should be made at the time of booking your reservation with the resort. We **cannot guarantee** your request, but will make every effort to accommodate all of our owners on a first-come / first-served basis. If you wish to make your floating time reservation for Sunday-to-Sunday usage, please be aware that Buildings 6 and 9 have the only Two Bedroom Deluxe Units and Building 18 is a mix of One and Two Bedroom Executive Units and does not include washer/dryers. Floating reservations may be made no more than one year in advance of the week requested. Book early so as not to lose your time at the end of the year.

The **rental program** is in full swing and has been providing good returns to owners based on availability and request. This is **not a guaranteed** source of revenue, but is an alternative program for those that have not continued with their Interval International membership or who would just like to recoup a little cash.

Do Not Wait until the end of the year to decide as to whether you will be banking your unit with Interval International. You may lose your time if you do. **For the avid golfer**, you can now find a list of Orlando's best-kept secrets at www.bluetreeowners.org - For Golf Enthusiasts Only!

Please look at the new and updated web page, www.bluetreeowners.org including a section on Frequently Asked Questions about the Association.



Employee News

Noreen Spencer, associated with Blue Tree Resort since 1996, was recently promoted from Controller to General Manager. Worked in metro Orlando area for twenty five years with more than twenty years experience in the vacation ownership business.

Reginald (Reg) P. Marvin, Jr. was recently hired as the new Assistant General Manager. Reg brings with him thirteen years of vacation ownership experience in all phases of operations management.

Kim Baker was promoted to Accounting Office Manager from General Ledger Clerk. **Manny Suarez**, employee with Blue Tree Resort since 2002, was promoted to Chief Engineer.

Edna Cruz, a long time front desk employee, received a promotion to Accounts Payable Clerk in the Accounting Department.

Jakie Iturri, employed with Blue Tree Resort since 1992, was promoted from Owner Services Supervisor to Owner Services Manager.

2004 VACATION RESERVATION REQUEST

OWNER NAME _____ DATE _____

CO-OWNER NAME _____

OWNER ID #: _____ or FINOVA # _____

ADDRESS _____

CITY/STATE/ZIP CODE _____ DAYTIME TELEPHONE _____

Mail or Fax completed reservation form to:
 Owner Services @ Blue Tree Resort at Lake Buena Vista Condominium Association, Inc.
 12007 Cypress Run Road, Orlando, FL 32836

Fax: (407) 239-2649

Email: ownerservices@bluetreeowners.org

1st Choice _____ 2nd Choice _____ 3rd Choice _____

Your preferred check-in day is: Saturday _____ Sunday _____

HOME USE RESERVATION (to stay at Blue Tree Resort) will be confirmed on a first-come, first-served basis. To ensure one of your requested choices, you must return this form as soon as possible. The maintenance fee for 2004 must be paid prior to requesting your reservation.

_____ CHECK HERE FOR HOME USAGE

TO EXCHANGE your week with Interval International (II) you must have a Blue Tree reservation number before contacting II. If you would like Blue Tree to deposit your week directly with II, please be aware that II requires more than 59 days from your week check in date.

_____ CHECK HERE IF YOU WANT US TO DEPOSIT YOUR 2004 WEEK II MEMBERSHIP No. _____

All requests for reservation changes/cancellations will ONLY be accepted in writing.

OWNER SIGNATURE _____ CO-OWNER SIGNATURE _____

2004 Reservation Calendar - Saturday to Saturday

#	Week	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52
		April 24 - May 1	May 1 - May 8	May 8 - May 15	May 15 - May 22	May 22 - May 29	May 29 - June 5 Memorial Day (May 31)	June 5 - June 12	June 12 - June 19	June 19 - June 26	June 26 - July 3	July 3 - July 10 Independence Day (July 4)	July 10 - July 17	July 17 - July 24	July 24 - July 31	July 31 - August 7	August 7 - August 14	August 14 - August 21	August 21 - August 28	August 28 - September 4	September 4 - September 11 Labor Day (Sept. 6)	September 11 - September 18	September 18 - September 25	September 25 - October 2	October 2 - October 9	October 9 - October 16	October 16 - October 23	October 23 - October 30	October 30 - November 6	November 6 - November 13	November 13 - November 20	November 20 - November 27 Thanksgiving (Nov. 25)	November 27 - December 4	December 4 - December 11	December 11 - December 18	December 18 - December 25	December 25 - January 1 Christmas (Dec. 25)

Above calendar is applicable for Saturday to Saturday interval weeks

Preferred Owner Rental Rates Available

The Blue Tree Resort extends preferred rental rates to owners to stay at the resort at times outside of your ownership week. Please feel free to contact your Owner Services Department for reservations.

Unit Type:	Low Season
One Bedroom Executive	\$ 60.00
Two Bedroom Executive	\$ 90.00
Two Bedroom Deluxe	\$109.00
	High Season
One Bedroom Executive	\$ 75.00
Two Bedroom Executive	\$113.00
Two Bedroom Deluxe	\$135.00

Accommodation is based on availability at the time of booking.

We're Here for You!

We are happy to assist you in every way possible, to answer any questions you may have regarding your vacation ownership here at Blue Tree Resort, please note the following...

Owner Services Department

Reservations:

Toll Free Number: 800-238-6014, Direct Number: 407-238-6014, Fax number: 407-239-2649

E-mail address: ownerservices@bluetreeowners.org

Web site: www.bluetreeowners.org

Mailing Address: Blue Tree Resort at Lake Buena Vista
12007 Cypress Run Road, Orlando, FL 32836

Interval International: www.intervalworld.com

Toll Free Number: 800-622-1760

Direct Number: 305-665-1918

Interval International Hotlines

USA/Canada/Puerto Rico 800-828-8200

UK 44-870-7444-222

Mexico 525-627-7300

Get Aways 800-722-1860

Equiant Financial Services (formerly Finova) - Maintenance Fee Payments

Toll Free Number: 877-277-4290 or 800-444-1242

Direct Number: 480-636-4800

Address: 4800 North Scottsdale Road MS 4W30
Scottsdale, AZ 85251-7623

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NEWSLETTER