



SHORE LINES

NEWSLETTER FOR THE HOMEOWNERS OF THE OCEAN CLUB

May 2006

CHAIRMAN'S CORNER

by Mark Fishbon

Congratulations to Dr. David Chvatal and to Mr. A. Douglas Manning, who were re-elected to the Board of Trustees at The Ocean Club's Annual Meeting in January. Immediately following the Annual Meeting, I was honored to be elected as Chairman of the Board of Trustees. It has been my pleasure to serve on the Board under the Chairmanship of both Dave and Doug in the past years. I want to thank both of them for giving me the opportunity to observe their leadership and to learn from them. I am pleased to be working with our "newest" Board member Mr. Robert Kayer, and thoroughly expect to take advantage of his vast business and civic organizational skills.

I am also very pleased to report that Board member Paul Bogosian is once again participating in Board meetings after suffering a serious illness in mid 2005. Paul has been a member of the Board since the early 1990's and his many contributions have been invaluable. We are delighted that Paul has re-joined us and is once again challenging us to make The Ocean Club the best resort it can possibly be.

My family and I have been owners at The Ocean Club since the 1980's. We presently own three Ocean Club intervals and visit the resort in the off-season, as well as the busy summer season. Therefore, I feel that I have some understanding of the needs and interests of both our summer and off-season owners. I am also pleased to say that my Mom and Dad are original Ocean Club owners, so I also have an appreciation of the history of The Ocean Club.

This past winter several reserve projects were completed at The Ocean Club. Some of these projects were expensive (septic system replacement), while other projects were less costly (new area rugs in all units). However, all of these projects underscore the importance of building a healthy Reserve Fund. This is critical to maintaining the overall quality of our resort. Increasing our Reserve Fund Balance is one of my primary goals as Chairman.

You should know that thanks to Marilyn at the sales desk, we expect transactions and selling prices to increase, while at the same time maintaining a minimally invasive presence in the activity room.

I would like to encourage you to provide the Board of Trustees with direct feedback on your vacation ownership week experience. Every Ocean Club owner should receive a Comment Card at check-in. Please take the time to complete and return your Comment Card. Each month your Board of Trustees receives copies of all Comment Card responses and we find this feedback extremely helpful in guiding our decisions.

Finally, I would like to commend the staff of The Ocean Club, including management, activities, housekeeping and maintenance for the fine work they continue to do in making The Ocean Club such a great place.

Please, always have a good time when staying. If any owner would like to contact me please do so by mail to: Mark E. Fishbon, Esq., P.O. Box 320015, West Roxbury, MA 02132, or by e-mail at MEFSKF@aol.com.

The Ocean Club on Smuggler's Beach

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Manager's Corner
By Steve Buckley, General Manager

Help us help you!

The busiest day is check in day. For us at The Ocean Club that is Friday. Check out is 10:00AM sharp and Check in is 4:00PM.



Cleaning and maintenance staff have from 10:00AM – 4:00PM only to clean, service, and if necessary, carry out repairs in all units.

We offer pre-registration even though your unit may not be ready until 4:00PM.

Problems start when someone who is pre-registered decides to check whether or not their unit is ready for themselves. While there, they leave food, luggage etc. in the unit. Most people don't realize that if they start "moving in" before they have been given the go-ahead by the front desk, it seriously interferes with cleaning, housekeeping inspections and any maintenance repairs which may not be obvious. Additionally, what if something comes up missing?

So...help us help you.... may we have your patience while housekeeping and maintenance make your units shine . Our promise is we will let you know immediately when you can move into your unit.

Please enjoy the Activities Department, beach, pool and fitness room with private bathrooms while we are doing everything possible to make sure your unit is in the best possible condition for your stay! If you leave your cell number with the front desk, we will even call you when your unit is ready.



We look forward to taking care of you.

Week 25 Reservation Policy

The Ocean Club's Trustees approved a new policy for week 25 reservations at its November 2004 Board Meeting. This new policy was adopted on a three-year trial basis and applies to week 25 only. **The reservation policy for all other weeks will remain unchanged.**

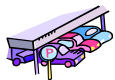
The primary features of the new week 25 Reservation Policy are described below.

Week 25 reservations will continue to be booked one year in advance, e.g. on the first day of week 25 in 2006, we will commence booking reservations for week 25 in 2007. To help eliminate errors, misunderstandings or miscommunications, all requests must be in writing. Reservation assignments will begin at 11:30 AM. Reservation requests will be accepted by fax or mail no earlier than the preceding Monday, i.e. four days prior to the day bookings commence. Owners will be permitted to come in person to reserve their week. A random drawing of requests received by fax or mail will alternate with a random drawing of requests of those owners present in person, on site, until all available rooms have been assigned.

There are two basic differences between our new Week 25 Reservation Policy and the previous policy. First, we will begin booking reservations at 11:30 AM, rather than as previously at 9:30AM. This will allow our week 24 owners and guests to check out and depart from the resort without having to wade through overflow crowds in the front lobby.

The second difference relates to those owners arriving in person to reserve. The reservation requests of those owners present on site will be drawn randomly and reserved in the order in which they are drawn. No longer will the owner arriving first (usually midnight the previous evening) necessarily be the first reservation reserved.

The Board of Trustees approved the new Week 25 Reservation Policy after extensive consultation with Ocean Club owners at the weekly owner meetings and following the solicitation of proposals and comments from owners through the newsletter.



Parking

Please don't forget that there is only one parking space per one-bedroom unit and two per two-bedroom unit during our busy season. This rule must be enforced to allow all owners a space to park. This policy cannot be for some but must be for everyone.

If you are an owner utilizing the resort amenities just for the day, we will ask you to park off property at the public parking lot immediately adjacent to The Ocean Club. This allows owners who are staying for their assigned week at the resort to park on property.



Reservations

The Ocean Club offers only "resale's" which means we have a fully owned resort. While this is fantastic news it can be difficult to reserve a popular week at the last moment.

Reserve Early...owners may reserve one year in advance...you do not have to have your maintenance fees paid to reserve your week. You must have your maintenance fees paid to bank your week or to stay at the resort.

Book early and do not forget to give us three choices as we only have 60 floating units per week.

Reserve Projects

Our most costly reserve project in 2006 was the replacement of septic system #2. This project was completed during maintenance weeks in January, except for the repaving, which will be completed in the spring when the asphalt plants open. We have now replaced three of our four septic systems.

2006 Interior Reserve Projects Completed:

New unit rugs in all 63 units, the installation of new hardwood floors in six units, the purchase of 30 queen comforters, 10 sofa mattresses and 10 bed mattresses.

2006 Exterior Reserve Projects Completed:

New pool filter unit installed, painting of our spa, twelve room decks replaced, and termite control program put in place. New exterior fence along back side of resort.

2006 Interior and Exterior projects in progress:

Steel Bulkhead interim repairs at beach front patio deck, some pool/patio furniture replacement, pool roof repaired, new hot tubs to be installed in five units, wireless internet to be installed throughout the resort, new HVAC unit for lobby area, replacement of seven VCR/DVD players, ten new refrigerators, eight new TV sets, five bedroom lamps, exterior grounds lighting, and three pedestal bathroom sinks.

From The Desk of Marilyn (Sales)

Hello to All of You Wonderful Owners:

I would like to thank the many existing owners who helped to generate sales for me this past year!

Each year many weeks are foreclosed on for non-payment of maintenance fees. These weeks are sold first. Last year 24 weeks were sold in total, thereby generating a total of \$12,720.00 in new maintenance fees. These new owners are now helping to keep our resort solvent and beautiful. Did you know that less than 1% of our citizens have salt water-front vacation homes? And interestingly, the ones that do own full ownership spend only a short time at these homes each year. So, I think that all of us should feel very fortunate, since owning only what we use is so logical!

If any of you are feeling cramped with expanding families, or growing teenagers, why not consider a SECOND week? You can request the two units in the same week! I have three summer weeks for only \$9,900 each! They include usage for this coming summer. (Call for details of what weeks are available, because they are what the existing owner has already reserved for 2006.)

I want OWNERS to have the opportunity to be able to take advantage of these exceptional prices. Please call me immediately at (508) 398-6955, so you can obtain the vacation time you desire. We can "close" the sale by mail! I look forward to seeing you all!

Taste of the Vineyard

Edgartown, Martha's Vineyard June 12
Fine food and beverages from the island's restaurants and caterers 508-627-4440
www.marthasvineyardchamber.com

Oak Bluffs Harbor Festival

Oak Bluffs Harbor, Martha's Vineyard June 21
Music, crafts, and food.
508-693-3392;
www.marthasvineyardchamber.com

Birding trips to Monomoy Island, South Beach, and Nauset Marsh. Tours and boat trips available. Trips offered regularly June through September. Call the Wellfleet Bay Wildlife Sanctuary at 508-349-2615 for details.

Canoe & Kayak trips. Canoes & kayaks provided, or bring your own. Trips offered regularly June-October. Call the Wellfleet Bay Wildlife Sanctuary for more information at 508-349-2615 .

Monomoy Wildlife Refuge Cruises. Sponsored by Cape Cod Museum of Natural History (508-896-3867)

Cuttyhunk and Elizabeth Islands Tours. Woods Hole. 9am-5pm. Sunday excursions along the Elizabeth Islands to Cuttyhunk Island, Mass. Bring a picnic lunch or buy lunch from the island's general store. Fee: \$50 adults, \$40 children 16 and under. (508-362-1426)

Glassblowing Demonstrations.

Daily from April to December. Showing techniques used by the Egyptian, Roman and Venetian glass industries, and culminating with Sandwich and the innovation of pressing glass. 10am-4pm daily. At Sandwich Glass Museum, 129 Main St. (508-888-0251)

Historic Home Tours. From June 21 through Sept. 24, visit the historic homes of Falmouth's Village Green, where the history of the town is displayed through stories, period furnishings and fine art. Tours available Tues. through Fri. 11am-4pm and on Sats. from 10am-1pm. Adult admission \$5, children free. At Falmouth Village Green, 65 Palmer Ave. (508-548-4859)

NEWSLETTER



Professionally managed by:

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