



# SHORE LINES

NEWSLETTER FOR THE HOMEOWNERS OF THE OCEAN CLUB

September 2006

## CHAIRMAN'S CORNER

Dear Homeowners:

As I write this message the Labor Day Holiday is passing, marking the unofficial end of summer. Although the vacation season is over, the weather and water temperatures generally remain warm throughout September, and I know that many of you will experience this pleasant time of year. I hope all of you who vacationed at the Ocean Club this summer had enjoyable times. Unfortunately, we had to contend with the same problems as everyone else on the Cape. Poor weather, high gas prices, traffic jams, and Portuguese Man' O Wars at the beach all had to be dealt with. But I'm sure that those who vacationed this summer had a great time. Hopefully, you caught a Yarmouth-Dennis Red Sox baseball game at the high school and got to see the Cape Cod League 2006 Champions in action!

On the business front, The Ocean Club's finances are looking as strong as ever. Our collection rate is high and the reserve fund continues to grow. This is important because it allows us to spend funds where needed and where discretion dictates, not just when emergency strikes. Thanks to the Management here.

Finally, I know that at the end of this summer one issue of concern was the reservation policy. Particularly as it affected those owners who have been coming to The Ocean Club at the same time year after year. Your concerns are being brought to the attention of the Board and will be addressed at our next Board meeting. I am confident that the Board and Management will hear those concerns, and possibly begin a process of review.

On behalf of Bob Kayer, Doug Manning, Dr. Dave Chvatal, Paul Bogosian, and myself, I wish you all a great Fall season.

Best Regards,  
Mark

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Smuggler's Beach*  
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(508) 398-6955  
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[www.oceanclubonsmugglers.com](http://www.oceanclubonsmugglers.com)

### BOARD OF TRUSTEES

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**Dr. David Chvatal, Trustee**  
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**Mr. Doug Manning, Trustee**  
10 Mulberry Ct, Whitesboro, NY 13492  
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## MARK YOUR CALENDAR

The Ocean Club on Smuggler's Beach  
Annual Meeting is on January 9, 2007



## **Manager's Corner** **By Steve Buckley, General Manager**

Remember.....check in is after 4:00 p.m. and check out is prior to 10:00 a.m. Cleaning and maintenance staff have only 6 hours to clean, service, and if necessary, carry out repairs in all 63 units.

Week 25 drawing came and went with calmness: there was no disruption for our week 24 owners and guests. The 11:30 a.m. drawing was held in the Activities Department for the first time. We will continue to hold it there for future week 25 drawings. The larger space in the Activities Department worked out very well for the large amount of owners in attendance. We received over 150 mail/fax requests and there were over 45 owners with families in attendance. With only 60 rooms, 130 owners had to choose another week.

Monday Morning Owners Meeting.....

I want to encourage all owners to join me every Monday at 10:00 AM in the Activities Department. It is a great opportunity to meet other owners over coffee and be updated on what is going on at your resort. Recommendations and questions are welcomed.

Check it out.....

Just a friendly reminder that your resort website is just a few seconds away. Please log on to [www.oceanclubonsmugglers.com](http://www.oceanclubonsmugglers.com) and send me your comments and suggestions to [sbuckley@spmresorts.com](mailto:sbuckley@spmresorts.com).

We appreciate receipt of your comment cards. These cards go to your Board of Directors and Management. The more comment cards we receive the better, as we take them very seriously. Most comments are very positive, which we appreciate. Those with constructive criticism are responded to promptly.

The question I receive most is asking if our resort is non-smoking. The Ocean Club has no designated non-smoking units. We have requested owners and guests on a voluntary basis to limit smoking outside in consideration of those who are non-smokers. All common areas are non-smoking.

With the high cost of gas we have shut off the gas pilot in all units for the summer time. If you would like to utilize the gas fireplace in your unit please just let the front desk know. We are able to turn each unit gas fireplace pilot on separately. Please do not run the A/C and fireplace at the same time.

Internet Wireless: The Ocean Club is happy to offer all our owners and guests complimentary access cards at the front desk to utilize the Internet from your laptop.

ADA Compliant: The Ocean Club has a Photoelectric type smoke alarm for the hearing impaired. This is a portable item and may be requested at check in. A refundable security deposit of \$165.00 is required when utilizing this portable smoke alarm.

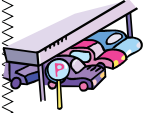
Carbon Monoxide Detectors: A law has gone into effect that all hotels (timeshares), motels, and dormitories must have a carbon monoxide detector in all units by January 1<sup>st</sup>, 2007. We, of course, will be in 100% compliance.

### ***HOW AND WHEN TO BOOK YOUR VACATION OWNERSHIP WEEK***

Due to the high demand in various weeks, all future reservations will be handled strictly on a "first come, first served" basis. All weeks will follow the procedure listed below, except week 25.

- The procedure for reserving timeshare weeks (use periods) will apply to all weeks.
- Reservations for specific weeks can be made no sooner than 52 weeks before the commencement of the use period reserved.
- To help eliminate errors, misunderstandings, or miscommunications, all requests must be in writing.
- Use periods run from 4:00 p.m. on the first Friday of the interval week, for seven days to the following Friday at 10:00 a.m.
- Reservation requests will be accepted by mail or fax no earlier than Monday of the week preceding the requested use period. Example: If requesting week 23, requests by mail or fax will be accepted no earlier than Monday of week 22. 52 weeks in advance of the requested use period.
- Week assignment will not begin until 9:30 a.m. of the beginning Friday, 52 weeks in advance of the requested use period.
- If there are more requests than rooms available, the following procedure will apply: A random drawing of requests, received by mail or fax, will alternate with those present on site, until all available rooms are assigned. If your request is not drawn, you will be entered into the drawing for your next choice.
- It is recommended that three choices are requested, but second and third choices cannot be assigned until the requested week is 52 weeks in advance.
- If you own more than one week, it is helpful to include your owner number for that particular week on the card.

Thank you very much and please call The Ocean Club (508) 398-6955 or fax (508) 394-3788 if you have any questions regarding this procedure.



## 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 is a fully sold out resort. While this is fantastic news it can be difficult to reserve a popular week unless you plan ahead. Reserve Early...owners may reserve one year in advance...you do not have to have your maintenance fees paid to reserve your week. However, you must have your maintenance fees paid to space bank your week with RCI or with I.I. 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..



### Off Season Rentals:

Again we are offering owners very low rental rates in December, February and March (excluding holiday weeks and school vacations). Before you rent somewhere else please contact The Ocean Club's management office at 508-398-6955 to check what special is being offered. Just ask for Denise, Linda or Steve. We look forward to your stay!

## 2007 Property Insurance Premiums "Sky Rocket"

Windstorm and flood related insurance premium costs are reflecting significant price increases, as a result of the 2005 hurricane season, where billions of dollars in damages were realized along the gulf coast. All coastal and especially ocean front properties are feeling the effects of the devastating hurricane damages from last year's Katrina and Rita through difficulties in obtaining the required coverages.

The few insurance companies that were providing independent "flood and "windstorm" coverage over the past several years have opted to cancel writing this "high risk" coverage along the gulf and some eastern seaboard coastal regions. In addition, some brokerage firms have been unable to locate any insurance company wanting to provide this necessary coverage within this market. Therefore, management in conjunction with the Association may have to consider a less desirable option, which is to obtain this insurance through the only available resources, which are Federal and State established "high risk" insurance pools.

Flood related coverage, as a last resort, must be obtained through Federal Emergency Management Agency (FEMA) and its insurance arm otherwise known as the "National Flood Insurance Program" or NFIP.

Likewise, Windstorm coverage must be obtained through state regulated windstorm pools, which are very costly and have less appealing coverage options. This coverage generally has a cap, such as 2.5 Million for condominiums, as well as it is limited to actual cash value. Actual cash value or ACV simply means that the loss would be calculated by taking into consideration age of the structure and its components and then depreciated before paying the association for damages. The preferred coverage is replacement cost (RC) where the structure would be replaced upward to the limit of coverage, barring underinsurance issues. Since the state would underwrite the initial coverage, the association would pick up a secondary policy through an insurance carrier covering the balance of the required coverage to fully insure the building value.

What all of this means, is that as a result of the strained insurance industry and their decision to non-renew high risk policies, the overall building insurance premiums (cost) may increase significantly this year. If significant increases occur, they will have to be reflected in future years' Operating Budgets.

Both your Board and management are extremely concerned with the recent insurance increases and are investigating every option available in order to reduce this financial impact.

# Some Cape Cod Fun

Oct. 1

## Annual Cape Cod Oyster Festival in Hyannis, MA

Every October, Cape Cod showcases their world famous oysters to the many tourists that come to take part in the Annual Cape Cod Oyster Festival.

Oct. 14

## Wellfleet Oysterfest in Wellfleet, MA

Celebrate amidst one of Cape Cod's largest annual street festivals during the Wellfleet Oysterfest celebration with seafood, music, and other special attractions.

Nov. 19 - 25

## Thanksgiving Week in Cape Cod, MA

Spend Thanksgiving week exploring the shops, restaurants, and entertainment of Cape Cod! Even if the weather outside is a bit too chilly, you can still enjoy indoor excitement like shopping, dining, and other entertainment. In Hyannis, guests will enjoy beautiful scenery as well as world-class shopping to help kick-off the holiday season.

Nov. 22

## Annual Lighting of the Monument at the Pilgrim Monument in Provincetown, MA

The Pilgrim Monument, standing 250 feet tall, is turned into a granite spectacle of lights, and wonder, each Thanksgiving with the Annual Lighting of the Monument at Provincetown.

Dec. 1 - 25

## Christmas in Cape Cod, MA

Celebrate the holidays with the natural beauty of the New England coast with a Christmas on Cape Cod. See the Pilgrim Monument lit up with light throughout the holiday season, and be sure to visit the Christmas store in Hyannis. You'll find plenty of shopping, as well as relaxation.

Dec. 31

## New Year's Eve in Cape Cod, MA

Ring in the new year in New England style by celebrating New Year's Eve on Cape Cod! The Cape will be alive with activity as visitors curl up by the crackling fireplaces to reflect on the past year and look forward to the new. Whether you're looking for romance, entertainment, or family-friendly activities, the Cape will offer plenty to do and see. Many of the area's favorite restaurants will be open for the holiday, so find one with a warm fireplace and a fantastic view of the water. Rent a spectacular oceanfront vacation home for the weekend, and enjoy incredible views, the sounds of the sea, and one of the most relaxing New Year's Eves you'll ever spend!



## Greetings From The Cape

We have a few newly completed foreclosures that are now available at great prices. Additionally a few of your fellow owners have made their weeks available for sale at foreclosure prices. This is a great time to purchase a great week at The Ocean Club before we increase to our new 2007 pricing structure. To determine availability call Marilyn ASAP! Once she leaves for her winter vacation the current discounted pricing will no longer be available. **Call Marilyn Eldridge 508 398-6955**

NEWSLETTER



Professionally  
managed by:

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