



## SHORE LINES

NEWSLETTER FOR THE HOMEOWNERS OF THE OCEAN CLUB

Spring 2007

### Chairman's Corner

Dear Fellow Owners,

I have recently returned from the Spring Board of Trustees meeting at The Ocean Club. I still have that feeling of the sand from the beach and the salt from the ocean, which I was lucky enough to experience for a few minutes on Friday afternoon.

The resort looks great, given the nasty weather we in the Northeast endured several weeks ago. As always, hats off to the management and maintenance staffs, led by Steve Buckley and Antonio Matos. We had a relatively short but very productive business meeting.

Our finances are in good shape, our reserve projects are on target and the proceeds from our sale of the vacant lot are earning money in the bank. Saturday morning we had a presentation by the Yarmouth Fire Department regarding the use of and their recommendation for defibrillators for the resort. I am very pleased to report that the Board has authorized the purchase of at least one and perhaps two of them, and that our staff be trained by the fire department in their use. We should all thank our esteemed colleague and long time Board member, Paul Bogosian, for his impetus and persistence in getting this accomplished.

I know another matter of recent concern to some owners has been the reservation policy as it applies to late summer weeks. As you know we are completing the third year of the pilot policy regarding week 25. It seems to be working well for the issues and concerns this week was generating. The Board has now looked at the reservation policy as it applies to those other weeks that may be considered problematic. At this time, it is our belief that the policy as presently in place does not warrant changing. I know that there are those owners who believe that a change should be made, and I want you to know that we have not closed the door on this. We still welcome suggestions that could be looked at in the future.

I want to thank my fellow Board members Bob, Doug, Dave and Paul for their time and dedication to making The Ocean Club a special place, and we wish you all a great summer.

Best regards,  
Mark Fishbon

#### Inside this issue:

General Manager's Corner	2
Reserve Projects	2
Billing and Collection Procedure	2
2007 Resort Calendar	3
How and When to Book Your Vacation Ownership Week	3
Reservations	3
Parking	3
Board of Trustees	4
Some Cape Cod Fun	4

**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.

**Games, Books and VCR/DVD movies:** We want to thank all owners who have donated books and movies to The Ocean Club. If you are looking for a good home for your books or movies, please bring them by the office on your next visit. Thank you!

## General Manager's Corner

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.

No Deed? Please check your records to determine if you have a deed in your possession. All deeds for The Ocean Club are recorded at the Barnstable Registry of Deeds located in Barnstable, MA. If you would like to utilize their website, please go to [bcrd.co.barnstable.ma.us](http://bcrd.co.barnstable.ma.us). Once on the site, click on Search Public

Records and follow the prompts.

### Keep Us Informed

Many owners assume that the Registry of Deeds notifies the resort when ownership of an Ocean Club interval is transferred. This is not the case. If you sell your timeshare, please notify us immediately and provide a photocopy of the registered deed identifying the new owner. If not, you will continue to receive maintenance fee invoices as you are listed as the owner of record at The Ocean Club.

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; and those with constructive criticism are responded to promptly.

A question that I receive most often is whether 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 the unit in consideration of those who are non-smokers. All common areas are non-smoking.

## Reserve Projects

### Reserve Projects:

Repaid \$135,000 line of credit for Septic System II that was completed in January 2006.

### 2007 Interior Reserve Projects

#### Completed:

Carbon Monoxide Detectors installed in all units.  
50 DVD/VCR purchased.  
Replaced gym equipment.  
Purchased 20 wooden chairs.

### 2007 Exterior Reserve Projects

#### Completed:

Pool resurfacing/painting.  
Painting of spa.  
Replaced some eastern boundary fence sections.

### 2007 Interior and Exterior projects in progress:

Masonry work to middle entrance stairs and middle entrance wall.  
Purchase lobby HVAC – AC/Heat.

Purchase 9 queen mattresses.

Purchase 10 sofa mattresses.

Replace Fitness Room Sauna Heater.

Purchase 11 microwaves.

Purchase 11 unit refrigerators.

Purchase 9 TV sets.

Purchase pool filter.

Purchase pool area picnic tables.

Repair pool roof.

Waterproof/seal 11 balconies.

## Billing and Collection Procedure

**01/01/2007** Maintenance Fee due date.

**01/15/2007** Any account, where the 2007 maintenance fee has not been received by this date, will be invoiced a \$50.00 Late Fee and 1.5% Interest (18% per annum). Delinquent notice is mailed.

**02/15/2007** Right To Cure Fee of \$50.00 billed to accounts for unpaid 2007 Maintenance Fee balances. Right To Cure Statement is mailed.

**04/01/2007** All accounts unpaid at this time will be turned for collections. Any and all costs for the collection process will be added to the account. This is the debtor's responsibility to pay in addition to maintenance fees and late charges. Interest of 1.5% (18% per annum) is applied to all accounts with a principal balance on the fifteenth of every month.

Once an account is turned over to a professional collection agency or an attorney, owners MUST contact the assigned agency with all account inquiries. Neither Ocean Club on Smugglers Beach nor SPM Resorts, Inc. will have the ability to verify the correct account balance once the account has been placed for collection. Accounts that are currently placed with an agency will have the 2007 dues reported to the Agency on 01/16/2007.

# 2007 Resort Calendar

Week	Check-In	Check-Out	Week	Check-In	Check-Out
#	Fri	Fri	#	Fri	Fri
1	Jan 5	Jan 12	27	Jul 6	Jul 13
2	Jan 12	Jan 19	28	Jul 13	Jul 20
3	Jan 19	Jan 26	29	Jul 20	Jul 27
4	Jan 26	Feb 2	30	Jul 27	Aug 3
5	Feb 2	Feb 9	31	Aug 3	Aug 10
6	Feb 9	Feb 16	32	Aug 10	Aug 17
7	Feb 16	Feb 23	33	Aug 17	Aug 24
8	Feb 23	Mar 2	34	Aug 24	Aug 31
9	Mar 2	Mar 9	35	Aug 31	Sep 7
10	Mar 9	Mar 16	36	Sep 7	Sep 14
11	Mar 16	Mar 23	37	Sep 14	Sep 21
12	Mar 23	Mar 30	38	Sep 21	Sep 28
13	Mar 30	Apr 6	39	Sep 28	Oct 5
14	Apr 6	Apr 13	40	Oct 5	Oct 12
15	Apr 13	Apr 20	41	Oct 12	Oct 19
16	Apr 20	Apr 27	42	Oct 19	Oct 26
17	Apr 27	May 4	43	Oct 26	Nov 2
18	May 4	May 11	44	Nov 2	Nov 9
19	May 11	May 18	45	Nov 9	Nov 16
20	May 18	May 25	46	Nov 16	Nov 23
21	May 25	Jun 1	47	Nov 24	Nov 30
22	Jun 1	Jun 8	48	Nov 30	Dec 7
23	Jun 8	Jun 15	49	Dec 7	Dec 14
24	Jun 15	Jun 22	50	Dec 14	Dec 21
25	Jun 22	Jun 29	51	Dec 21	Dec 28
26	Jun 29	Jul 6	52	Dec 28	Jan 4

## 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 for 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 made in writing.

Use periods run from 4:00 p.m. on the first Friday of the interval week, through to the following Friday at 10:00 a.m.

Reservation requests will be accepted by mail, fax or email 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 the particular week on the card.

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

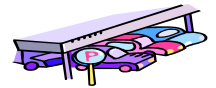
## Reservations

The Ocean Club offers only “resales”, which means we have a fully sold out 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.

### Off Season Rentals:

Again, we are offering owners very low rental rates in December, February and March. Before you rent somewhere else, please contact the management office at 508-398-6955 to see what specials are being offered. Just ask for Denise, Linda or Steve. We look forward to your stay!

## Parking



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



329 South Shore Drive  
South Yarmouth, MA 02664  
Phone: 508-398-6955  
Fax: 508-394-3788  
Email: info@spmresorts.com

*Professionally  
managed by:*



## BOARD OF TRUSTEES

### Mark Fishbon, Chairman

14 Livingston Road  
Sharon, MA 02067  
Fax: (617) 323-8671  
[MEFSKF@aol.com](mailto:MEFSKF@aol.com)

### Robert Kayer, Vice Chairman

663 Spring Lane  
Boiling Springs, PA 17007  
[rkayer@msn.com](mailto:rkayer@msn.com)

### Dr. David Chvatal, Trustee

743 Mallory Hill Drive  
The Villages, FL 32162  
[docchvatal@aol.com](mailto:docchvatal@aol.com)

### Doug Manning, Trustee

10 Mulberry Court  
Whitesboro, NY 13492  
[dmanning@firstchoicegroup.com](mailto:dmanning@firstchoicegroup.com)

### Paul Bogosian, Trustee

Two Spinney Lane  
North Kingstown, RI 02852

## SPM Resorts, Inc.

### Owner Services Representative:

Chad Martin  
[cmartin@spmresorts.com](mailto:cmartin@spmresorts.com)  
1051 Shine Avenue  
Myrtle Beach, SC 29577  
Tel: 843-238-5000 ext. 3082  
Fax: 843-238-5001

### VP Corporate Operations:

George Selensky  
[gselensky@spmresorts.com](mailto:gselensky@spmresorts.com)

### VP Operations Northeast Region:

Fred Eberman  
[feberman@spmresorts.com](mailto:feberman@spmresorts.com)

### General Manager:

Steve Buckley  
[sbuckley@spmresorts.com](mailto:sbuckley@spmresorts.com)

### Sales Representative:

Marilyn Eldredge  
Tel: 508-398-6955 ext. 500  
Cell: 508-680-6883

## Some Cape Cod Fun

Please see our Activities Department for up to the moment happenings on the Cape.

**SPRING 2007.....** Rent a bike and pedal the 25-mile Cape Cod Rail Trail, then reward yourself with a lobster dinner. Tour Oak Bluffs' famous "gingerbread" cottages. Visit America's second oldest lighthouse, Brant Point Light. Stroll barefoot along Marconi Beach, part of the magnificent Cape Cod National Seashore. Early riser? Check out the sunrise over the Atlantic Ocean. Head out on a whale watch from Barnstable or Provincetown and see the awe-inspiring sight of 50-foot, 40-ton whales breaching and spouting, take plenty of film! Take kayaking lessons on Martha's Vineyard. Go antiquing, Cape-style, along Route 6A, the "King's Highway". Take an all-day trip aboard one of Nantucket's sport fishing boats and bring back a striped bass for supper. Discover Provincetown's rich art heritage at the Provincetown Art Association and Museum of Art. Enjoy one of 33 public golf courses along Cape Cod's Golf Coast.