

FALL 2018



Sandscript

Board of Directors

Board President,

Tim Pellerin

11775 5th Street East
Treasure Island, FL
33706

Vice President,

Mike Dammeyer

3325 Lock Two Road
New Bremen, OH
45869

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Deborah Stevens

14867 Cleophus
Allen Park MI 48101

Director

Steve Couch

5851 Bar Del West
Dr.
Indianapolis, IN
46221

Director

Steve Hoffman

4183 Pensacola
Estero, FL 33928

Dear Fellow Seawatch-on-the-Beach Owners,

This summer, we have completed the conversion of the CATV service to high definition digital service and added Home Box Office to the channel lineup. Based on Owner feedback, the picture quality has greatly improved.

During the May 2018 maintenance weeks, we completed the LED lighting project on the resort landings and added balcony floor tile, with the exception of one unit that is anticipated to be completed in September 2018. We also completed the guest showers on five floors. The remaining floors are scheduled to be completed in September 2018.

Finally, new furniture in the living rooms and guest bedrooms, along with new carpet is expected to be installed in the units prior to the end of 2018. We listened to your comments and the new color scheme is a great change to the one we have had for the last few years.

The Board of Directors encourage our owners to utilize the HGV's Sales Department to buy and sell a unit for the following reasons:

We have all read about scams over the years with timeshare sales. These scams have occurred with sales transactions made outside of the Sales office at this resort and the affected parties expected HGV to rectify the problem. If HGV is not involved in the transaction, they will not be able to fix the issue. Even on legitimate transactions, if the deed transfer is not made correctly, the new owners may not have legal ownership. In these cases, if the Association later has to foreclose on the unit week, the Association may have to incur legal expenses to correct the flawed ownership, and the sale can be delayed.

As a Board, we are charged with maintaining the resort quality and the value of your financial investment. Timeshare values are directly related to the balance between supply and demand. Spring break weeks are difficult to obtain, therefore, they sell for the highest price. Other times of the year, there is little demand and some of these weeks are almost impossible to sell. While selling the lower demand weeks is a major reason why we need the Sales department, this operation cannot sustain itself or its payroll on selling those weeks alone.

Seawatch has 2,100 unit weeks, excluding deep clean weeks. An average timeshare Association owns 12 percent of their unit weeks due to owner default. If we were just average, that would mean the Association would own 240 unit weeks. Instead, we average 12-18. Why? The Sales department! In an average year, we get 20 weeks that come back to the Association due to owner default. In the last 18 months, the Sales department has sold 31 Association owned weeks. And it is no surprise that almost all of these weeks involve certain times of the year where there is very low demand. Yes, the commissions they charge are a cost to having on-site sales; however, if the Association owned 240 unit weeks, the "cost" to every unit week owner would be well over \$100.00 per year in additional maintenance fees.

A quality Vacation Counselor maintains a data base of all owners, by week, and contacts them when an adjoining week becomes available for sale. He or she is also on-site to meet with renters and exchange guests to promote the resort. The Vacation Counselor interacts with other Vacation Counselors at other resorts to cross-sell our resort to prospective buyers. Finally, he or she sells low-demand weeks to purchasers whose only goal is to add to their points. As a result of these efforts, the Sales department sold 107 weeks in the last 18 months. These sales include Association owned weeks, non-Association owned weeks, and sales to Club Exchange guests while they were visiting the resort. Without a Sales department, all of these sales would have had to occur by word of mouth, or through various timeshare resale or social media sites.

As always, I am your voice to Hilton Grand Vacations. If you have any questions, concerns, or comments, please contact me through the Seawatch-on-the-Beach office, and I will reach out to you promptly.

Sincerely,

Tim Pellerin, Board President

The Sandscript is published exclusively for Seawatch On-the-Beach owners. Suggestions for story ideas are always welcome. Please send them to Nick Mintier at: Seawatch On-the-Beach 6550 Estero Boulevard Fort Myers Beach FL 33931 239-463-4469 239-463-3926 (FAX)

Week	2018	2019
1	Jan. 6-13	Jan. 5-12
2	Jan. 13-20	Jan. 12-19
3	Jan. 20-27	Jan. 19-26
4	Jan. 27- Feb. 3	Jan. 26-Feb. 2
5	Feb. 3-10	Feb. 2-9
6	Feb. 10-17	Feb. 9-16
7	Feb. 17-24	Feb. 16-23
8	Feb. 24- Mar. 3	Feb. 23- Mar. 2
9	Mar. 3-10	Mar. 2-9
10	Mar. 10-17	Mar. 9-16
11	Mar. 17-24	Mar. 16-23
12	Mar. 24-31	Mar. 23-30
13	Mar. 31- Apr. 7 E	Mar. 30- Apr. 6
14	April 7-14	April 6-13
15	April 14-21	April 13-20
16	April 21-28	April 20-27 E
17	April 28-May 5	April 27-May 4
18	May 5-12	May 4-11
19	May 12-19	May 11-18
20	May 19-26	May 18-25
21	May 26- June 2 M	May 25- June 1 M
22	June 2-9	June 1-8
23	June 9-16	June 8-15
24	June 16-23	June 15-22
25	June 23-30	June 22-29
26	June 30- July 7 J4	June 29- July 6 J4
27	July 7-14	July 6-13
28	July 14-21	July 13-20
29	July 21-28	July 20-27
30	July 28- Aug. 4	July 27- Aug. 3
31	Aug. 4-11	Aug. 3-10
32	Aug. 11-18	Aug. 10-17
33	Aug. 18-25	Aug. 17-24
34	Aug. 25-Sept. 1	Aug. 24-31
35	Sept. 1-8 L	Aug. 31-Sept. 7 L
36	Sept. 8-15	Sept. 7-14
37	Sept. 15-22	Sept. 14-21
38	Sept. 22-29	Sept. 21-28
39	Sept. 29-Oct. 6	Sept. 28-Oct. 5
40	Oct. 6-13	Oct. 5-12
41	Oct. 13-20	Oct. 12-19
42	Oct. 20-27	Oct. 19-26
43	Oct. 27- Nov. 3	Oct. 26- Nov. 2
44	Nov. 3-10	Nov. 2-9
45	Nov. 10-17	Nov. 9-16
46	Nov. 17-24 T	Nov. 16-23
47	Nov. 24-Dec. 1	Nov. 23-30 T
48	Dec. 1-8	Nov. 30- Dec. 7
49	Dec. 8-15	Dec. 7-14
50	Dec. 15-22	Dec. 14-21
51	Dec. 22-29 C	Dec. 21-28 C
52	Dec. 29- Jan. 5 NY	Dec. 28- Jan. 4 NY
53		

Greetings Seawatch Owners,

This year has kept us busy with planned projects and hurricane repairs.

As Tim mentioned in his letter, we are nearly finished with our original 2017 renovations that were postponed due to Hurricane Irma. We are very excited to have the last of the lanais tiled and Guest shower enclosures remodeled this September. So far, our Owners have been very pleased with these renovations.

The beach fence that was damaged in the hurricane has now been replaced with a beautiful aluminum fence. Maintenance will be installing a lock system to the gate that will require your room key for access. This will curb unauthorized beach traffic through Seawatch. We are also installing a fence and gate on both the north and south sides of the building to help reduce access as well.

The Mansard portion of our roof has been replaced and the awnings have all been repaired after the storm. We have a contractor scheduled to replace the atrium hurricane shutters and some cracked windows that were damaged during the storm. This will conclude our hurricane repairs.

In order to protect your property from damage and for the safety of your children, we ask that you accompany minors at all times. Parents may be held responsible for any damages caused by unsupervised children.

At the end of September, your HOA website is anticipated to move to a new, redesigned site. This change will take place automatically, and the existing web address will simply redirect users to the new page. The new site will be an excellent hub for you to access HOA documents, receive updates - especially during emergency situations - and will provide us with a more efficient way to share relevant and timely information with you.

The Board is reviewing documents from the attorney regarding the 2021 vote for ownership type. As soon as more information comes available we will let everyone know.

Keep on the lookout for more information coming soon!

We look forward to seeing each of you in the upcoming year.

Nicholas Mintier

Nicholas.mintier@hgv.com

Notice of Budget Meeting:

The Board of Directors will be holding their annual budget meeting on Thursday October 18, 2018, at 9:00 a.m. and continuing on to October 19, 2018, at 9:00 a.m. at Seawatch On-the-Beach Resort, 6550 Estero Blvd. Ft. Myers Beach, Florida

The purpose of the meeting is to adopt the budget and establish the Maintenance Fee for the year 2019. The management-proposed budget will be available for viewing at www.hgvc.com/seawatch two weeks prior to the Board Meeting. A hard copy of the management-proposed budget will be sent upon request. A copy of the Board-approved 2019 budget will be mailed to each Owner with the Maintenance Fee Statement later this year.

HELP SAVE YOUR ASSOCIATION \$\$\$! Each publication, more and more Seawatch On-the-Beach Owners ask to receive their newsletter in an electronic format, which results in considerable savings on postage and printing, and helps the environment. If you have not already signed up to receive mailings electronically, please go to your computer's web address line and type in the web browser: www.hgvc.com/opt-in. You will be prompted to input your name code and access code, which is located above your name in the mailing address block of this newsletter.

RENTAL:

WK	UNIT	NAME	CONTACT INFORMATION	PRICE
4	7102	James Klinker	(765)463-6477 or jrquaint@aol.com	\$1400
4	3106	Ed Raquel	(585)291-1900 or EDRAQUEL@att.net	\$1600
5	2101	Janice Petroff	(618)779-3215 or JanicePetroff@aol.com	\$1600/neg.
5	1102	Martin Deutschman	(484)529-6720 (610)779-2512 or martin@megacandyco.com	\$1200
14	7103	Brian Allington	(440)846-6820 (440)773-4873 or balling_us@yahoo.com	\$1400
14	2106	Michael Liguori	(516)313-2612 or MLIGUORI534@gmail.com	\$1250
14	1101	Don Byle	(863)298-8223 or BYLED@aol.com	\$1600
15	2101	Patty King	(330)562-9219 or pking680@roadrunner.com	\$1450
16	7104	Suzanne Furnari	(586)817-4335 or sfurnari6181@wowway.com	\$1600
16	7103	Nickki Faller	(586)322-6885 or rbridges58@comcast.net	\$1300
18	4105	Gail Meyer	(414)828-2366 or Maize98mom@aol.com	\$1200
50	3106	Erin Slater	(574)910-0819 or eslater@uu.edu	\$1200
51	4102	Janice Petroff	(618)779-3215 or JanicePetroff@aol.com	\$1600/neg.
				EXCHANGE FOR
5	2101	Janice Petroff	(618)779-3215 or JanicePetroff@aol.com	Week 6
14	2106	Michael Liquori	(516)313-2612 or MLIGUORI534@gmail.com	Week 16
18	4105	Gail Meyer	(414)828-2366 or Maize98mom@aol.com	Week 16
51	4102	Janice Petroff	(618)779-3215 or JanicePetroff@aol.com	Week 6

Happy fall from the Sales Department.

I can't believe another summer has come and gone. If you haven't been down to the resort in a few years, you really need to come back and see us. Nick and your Board of Directors have done such a great job ensuring the resort always looks updated and fresh. The new lobby and fountain are spectacular, as well as the recent updates to the units. It's such a pleasure to take new guests and walk-ins around the resort to show them all that we have to offer at Seawatch.

To echo Tim's letter, if you are considering buying or selling on your own, please make sure that the people or company you are working with are legitimate. There are too many horror stories of people losing their deposits to fraudulent organizations. If you are buying privately, we always recommend that a title company or attorney handle the closing to make sure you receive a clear title. Often times, Owners enlist the help of Grand Vacations Realty to sell and we discover that they don't have a clear title because a private purchase or deed exchange wasn't done correctly. It does cost the Owner to fix this issue, so please try to prevent this mistake from happening.

As a reminder, Grand Vacations Realty does not charge any upfront fees, and there are no out-of-pocket expenses until your interest is sold.

It is always a pleasure to speak with our Owners and guests. All of our agents work hard to make sure our Owners, guests, buyers and sellers are informed of what they are buying and can return year after year to our fine resort. I look forward to seeing you in the coming months. As always, please feel free to reach out to me should you have any questions about the HGV Club or the benefits of Ownership. If you are considering selling, I will be happy to assist you.

At your service,

Nancy Seymour
Nancy.Seymour@hgv.com
[Grand Vacations Realty](#)
 239.463.1114



Fall 2018

Seawatch On-the-Beach

6550 Estero Boulevard

Fort Myers Beach, FL 33931

Wish you were here!



TRADING POST ADDITIONS

Below is the form that MUST be filled out for your ad to be included in the Trading Post. This is a totally separate entity from the Resale's Department. IT IS MAILED ONLY TO SEAWATCH OWNERS. DEADLINE FOR SUBMISSION IN THE NEXT TRADING POST IS February 1, 2019

NAME _____

AREA CODE & PHONE NUMBER _____

EMAIL ADDRESS: _____

RENTAL **AD COST**

Week _____ Unit _____ Price _____ \$25.00

Week _____ Unit _____ Price _____ \$25.00

Week _____ Unit _____ Price _____ \$25.00

EXCHANGE **AD COST**

Week _____ Unit _____ Price _____ \$25.00