



October 2017

Dear Casa Ybel FGH Owner,

It has been yet another eventful year at Casa Ybel Resort, and we continue working to create memorable vacation experiences for our Owners and guests.

## RESORT UPDATES

We completed a number of improvements around the resort this year, including the installation of new stainless steel kitchen appliances and living room sheer and black-out drapes. We also started refinishing the guest bathroom bathtubs and hope to complete that project soon. In the very near future, we plan to eliminate bedspreads in both bedrooms, replacing them with triple sheeting, as many hotels and resorts do, for a fresh, clean look each week. The pool bathrooms have been renovated with new floor and wall tile, plumbing fixtures, and best of all...they are now air conditioned!

As many of you know, the resort was closed for weeks 36 and 37 due to mandatory evacuation orders related to Hurricane Irma. While FGH buildings and units suffered minor damage, there was extensive landscape and utility loss. We want to thank the efforts of our Hilton Grand Vacations (HGV) and Casa Ybel Resort Team Members who worked tirelessly to return the property to business as usual.

## 2018 BILLING/BUDGET IMPACT

Enclosed are the 2018 budget and statement for your association's 2018 maintenance fees and real estate taxes – due by JANUARY 1, 2018. Your Board of Directors and HGV management work diligently to establish your association's budget. Each year, the Board reviews all of the operating expenses carefully; items such as utilities, housekeeping, maintenance and insurance. The reserve portion of your annual maintenance fee continues to grow the association's reserve fund for future Board-approved projects including replacement of furniture, roofing, painting and other enhancements as needed.

Please note that this year's maintenance fee includes a one-time cost of \$20 to pay our portion of the insurance deductible related to Hurricane Irma.

In an effort to help your association save money, your Board of Directors would like to encourage you to pay your maintenance fee early and to pay by check. For more information about your billing statement, including Frequently Asked Questions, please review the enclosed brochure titled "A Guide to Your Statement". The brochure is also posted on the association's websites, [casaybelresort.com](http://casaybelresort.com) (password: paradise) and [casaybel.hgvc.com](http://casaybel.hgvc.com) (under the HOA tab).

## BOARD OF DIRECTORS UPDATES

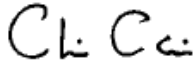
At the last Annual Owners Meeting, the ownership re-elected Susan Walter and Vic Van Drake to the Board of Directors. We are pleased to have them on the Board and look forward to their distinctive contributions to the association. We extend our thanks to the rest of your Board Members – Nathan Breen, John Demos, Dick Jackson, Brenda A. Pommerenke and Pat Sweeney – for their continued support and leadership.

The 2018 Annual Owners Meeting will be held on April 16, 2018. At that meeting, two (2) candidates will be elected to the Board of Directors. If you are interested in pursuing candidacy, please complete a Board of Directors Candidate Form (available on the association's websites) or a one-sided informational statement (on no longer than 8½" by 11" paper) and mail it to Hilton Grand Vacations, 1509 Periwinkle Way, Sanibel, FL 33957, or email to [san-cap@hgvc.com](mailto:san-cap@hgvc.com), by January 31, 2018. Your candidate biography will be printed verbatim and sent with the Annual Owners Meeting notice.

If you have any questions regarding your statement, please call (877) 311-4440. If you have any questions about your 2018 budget, please feel free to contact me by phone at (239) 395-1876 or by email at ccain@hgvc.com.

As always, we appreciate the opportunity to be of service, and we look forward to welcoming you back to your home away from home.

Warmest regards,

A handwritten signature in black ink that reads "Chris Cain". The letters are cursive and somewhat stylized.

Chris Cain  
Timeshare Resort Director

REMINDER – **Week 1** starts on **Friday, January 5, 2018**. Please check your 2018 Vacation Calendar on your association's website to verify dates for your week(s) of ownership and to ensure travel reservations are made for the correct dates.