



Captain's Log

JULY 2018

Sea Club IV Association Looks to the Future

It has been just more than a year since we selected our new management company, ARC Resorts, LLC. We've accomplished much, and Sea Club IV has many more improvements in store for you in the coming year. We will also be updating our SCIV website with easy access for owners to obtain documents, meeting minutes from the Board, rules & regulations, as well as stay connected and updated with all the activity going on at your Sea Club IV Resort. So far, the few projects we have accomplished: Updated the lobby doors, updated the furniture in the Social Room as well as completed the first half of the bathroom renovations. The upgrades have been made to our WIFI and added HD TV using fiber optics. Read on for important information about upcoming projects.

Sea Club IV is going PAPERLESS!

Simplify your life and go paperless! It's an easy and mind-freeing way to let go of the chaos. Don't let those papers stack up and just sit in filing cabinets, drawers, or countertops. Learn how to go paperless by visiting: www.arcpaperless.com

Not only, can you sign up for paperless billing, but we have also added the option for paperless governance as well as paperless communication on resort

updates and specials! Receive early notifications of rental, travel and vacation deals.

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Publication of the Sea Club IV Owners Association
3229 S. Atlantic Avenue, Daytona Beach Shores, FL
32118, (386) 767-2700, www.seaclubiv.com
Gil Lesko, Board President
Michael DiPaola, Resort Manager
ARC Resorts, LLC, Managing Agent

Spotlight on the Sea Club IV Team

In each edition of the Navigator, we'll spotlight one of the people who serve the Sea Club IV members – a board member, one of the resort staff or members of the management team.

Meet Ric Roy – Team Member at Sea Club IV:

Ric Roy has been a Team member of Sea Club IV for more than 10 years. During that time Ric has always been a model team member, always to work on time with little lost time to sickness in all the years he has worked here. Ric needs very little supervision in doing the daily task that keep the resort running and looking great. Ric always displays a positive attitude, never says "No" to any challenges that are thrown his way and will do whatever it takes in supporting the rest of the Team in any department. We consider Ric to be a very valuable asset to Sea Club IV Resort.

Your Management Company: ARC

ARC is committed to servicing all aspects of your needs. ARC offers a suite of travel related services designed to enhance your ownership. If you are interested in:

- ✓ Buying an interval at Sea Club IV Resort
- ✓ Adding features like Freedom365™ Lifestyle & Travel Benefits
- ✓ Getting help with your exchange membership with RCI or II

Send an Email to: LifestyleAmbassadors@arcresorts.com and one of our resort specialists will answer your questions.

A Message from Your Resort Manager

Happy Summer everyone! Well, we weathered another winter, this one a bit less challenging when it comes to hurricanes, cold temperatures and a Nor-Eastern storm that washed away close to 4 feet of sand that had piled up against the seawall from over the years. With a mild January and a so-so February, we are off and running. We successfully completed phase 1 Northside of the bathroom renovations, with plans to start phase 2 this fall. We have our new reservation system in place which improves our check in process, collections of monies process, and can review ownership data instantly with so much more. Did you know? You can go to our website and pay your maintenance fees ONLINE! We have received the go-a-head to start the following projects for 2018, which will include: new electronic door locks, build a second designated smoking area, make some improvements within the first designated smoking area, replace all of the blue canvas on the street side that was destroyed by hurricane Irma, adding privacy dividers for those cabins that have

small balconies, upgrading our security cameras, replacing one of the Shuffle board courts with a new surface, putting additional lounge chairs on top of the second Shuffle Board court, adding 110V plugs with USB ports and replacing our aging sliding glass doors. We are looking forward to seeing each of you this coming year! And remember “It’s a Beautiful Day” at Sea Club IV Resort!

Important Dates & Notices

Sea Club IV Board of Directors Meetings

- Thursday, July 26th, 2018 at 10:00 AM
- Annual Meeting on Saturday, October 6th, 2018 at 10:00 AM

*Please mail all payments and correspondence to:

**Sea Club IV Association
3229 S. Atlantic Avenue
Daytona Beach Shores, FL 32118**

Conveying Your Ownership

Tip to preventing title problems for yourself or your heirs:

- The exact name of the current grantor must be recorded as stated on the prior deed
- Must have 2 witnesses
- Signed in front of a notary for the deed to be valid
- Hire a professional! Avoid problems with using or selling your vacation interval.

Deeds that are improperly drafted or recorded may prevent the Association from recognizing the transfer.

A Message from Your Board President:

Gil Lesko

Board member Mary Spangler and I attended a 3-day timeshare conference of the Timeshare Board Members Association in Orlando. Florida is, by far, the largest time share market in the U.S. We are all dealing with similar challenges; imminent termination clauses in our Declarations, exit scams, aging owners, aging facilities and hurricane risks. We met, listened and brainstormed with board members from across the country and even explored the possibility of exchanging weeks with winter weary owners in Idaho with snow/ski aficionados in Florida! Our society is changing, and we must find ways to meet future challenges and technological innovations. Social media is increasingly important and the younger generation vacations in ways foreign to most of us. They must be brought into the SCIV experience and family.

Our major bath renovations and the cable/internet enhancements will be completed this year. Yet future large capital expenditures, including, sliding glass door replacement, pool deck renovation, door locks, and kitchen and room upgrades loom on the horizon. The average unit week maintenance fees nationwide over all unit types is \$980/yr. SCIV averages \$590/yr. We are well below the average and intend to keep our fees low. Special assessments will be reserved for only those exceptional costs that can't be covered by regular annual assessments over the long term. We and ARC are currently negotiating to extend the life of our current loan obligation and increase our current cash reserve to pay for future projects while maintaining a low fee structure. There may be necessary modest increases to our assessments to strengthen our reserve position, but we will work hard to keep any increase

as small as possible. Please understand that with our reserve study and diligent cost control by our management, our maintenance and operating costs are relatively fixed. The major variable is the monies brought in through maintenance fees, rentals and new owners. Delinquent and unpaid fees are a burden on all of us. Owner rentals, while defraying the fees to some, help the bottom line very little. Association rentals, on the other hand benefit all of us. Association weeks bought by new or existing owners is of the greatest benefit as our fixed costs are spread over a larger owner pool. Ideally, we would prefer 100% owned unit weeks. We are and will continue to explore all avenues to increase the usage of SCIV. We need an attractive physical plant, an enticing internet presence and a memorable vacation experience.

The good news is SCIV was rated #1 on TripAdvisor among all resorts in Daytona Beach! Our beach structure, while aging, is in great shape and our beach front presence is the envy of other resorts. We have weathered 2 major hurricanes in 1 year when most have not fared well.

The opportunities for SCIV are virtually limitless, and we must seek out and explore these opportunities. I am reaching out to our relatively unused and untapped resource: You, the owners! Many of you have extensive knowledge, hands on experience and useful talents! If you are so inclined, aid us in charting a future for SCIV. Give us your ideas. Join or chair a committee. Be involved! Yes, the recompense is nonexistent, the complaints are numerous, and the thanks, scarce. But you can make a difference! We need greater owner interaction and your input is valued and necessary!

Timeshare 2020:
Get ready to vote on your future!

The “Declaration of Condominium, Sea Club IV, a Condominium” and the Association Bylaws are the primary document that describe your rights and obligations as a member of the Sea Club IV Association – and of the Association’s obligations to you. If you haven’t read them yet, you should. You can download a copy from the Owner Login link on your Association’s website, www.seaclubiv.com. If you need the password, please send an email to Michael.DiPaola@ARCResorts.com.

Article XIX of your Declaration is titled “Termination” and discusses the ways in which your Association might wind up its business if, say there was major damage to the resort. However, Paragraph B of Section XIX states “It is understood that in the year 2020 the purchasers of units committed to interval ownership shall become tenants in common. The Board of Directors shall call a meeting of all Owners...(and) the Owners may then vote to continue the intervals for an additional 10-year period.” In other words, Sea Club IV would stop being a timeshare if there isn’t a quorum for that meeting and most owners don’t vote to continue the timeshare program! The building would eventually be sold, and net proceeds divided among the remaining owners, but the process of clearing title to every interval to allow that to happen, and the legal fees associated with that process would consume much of the net sales proceeds, and it’s not clear under current law how the owners would have access to the property during that lengthy process.

Your Board is working on options, but the best way you can be assured that Sea Club IV will continue to be your vacation home is to stay informed! Accompanying this newsletter is additional

information on the special meeting to be held in the year 2020, a proxy to help assure that there is a quorum for that meeting, and a “written Consent” to provide for the required changes to the Declaration and Bylaws. Please sign and return the documents as soon as possible. If a majority of owners do not vote to amend the Declaration, options including extending the plan for 10 years will be presented at that meeting, but there won’t be a valid meeting unless quorum is achieved – and that’s a majority of all interval interests in the property – a very challenging goal. Please act today to make sure you have a choice about the future of Sea Club IV.

Also enclosed is the Notice of this year’s annual meeting to be held on Saturday, October 6. So that we can accommodate more people at that meeting, it will be held at the Daytona Beach Shores Community Center, 3000 Bellmead Dr., Daytona Beach Shores FL, 32118. Please return your annual meeting proxy TODAY to ensure we can hold a valid meeting and election of directors. A ballot with all candidates will be mailed in early September. We look forward to seeing you at the annual meeting.

Sea Club IV Board of Directors

Gil Lesko, President
June Lesko, Vice President
Bill Craig, Secretary
John Swogger, Treasurer
Mary Spangler, Director
Danny Abboud, Non-Voting Spec. Consultant

How to contact your Board:

Email: Directors@SeaClubIV.com

Write to: Sea Club IV Board,
3229 S. Atlantic Ave.,
Daytona Beach Shores, FL 32118