

Sand Seawatch Script

On~the~Beach

March Issue 2008

From The Board President

Board of Directors:

President

Steve Hoffman
6570 Terrace Drive
Downers Grove, IL 60516

Vice President

Mike Danmeyer
3325 Lock Two Road
New Bremen, OH 45869

Secretary-Treasurer

Tim Pellerin
5102 Rue Vendome Avenue
Lutz, FL 33558

Director

John Sykora
109 Ketewamoke Avenue
Babylon, NY 11702



Seawatch On-the-Beach
6550 Estero Boulevard
Ft. Myers Beach, FL 33931
(239) 463-4469
(239) 463-3926- FAX

The Sandscript is published exclusively for Seawatch On-the-Beach owners. Suggestions for story ideas are always welcome. Please send them to Michele Jenkins at the resort.

Ladies and Gentlemen,

Your Board continues its proactive approach to enhancing the value of the Seawatch property to improve your vacation experience. In May 2008, all windows will be replaced with an energy-efficient, hurricane-resistant window. This project will cost about \$185,000 and will result in lower energy and insurance costs, improve the appearance of our property and reduce the risk of another building shutdown when the next hurricane visits.

Our elevators, like our windows, are original equipment and we're facing issues with them as well. When they break down, parts are becoming difficult to obtain. We have retained an engineer to provide us with specifications and recommendations to bring our elevators up to code, modernize the interiors and, most importantly, to avoid an untimely and expensive replacement. We expect this work to begin in 2008.

As so many of you have requested, wireless Internet access arrived as an early holiday present in December. Seawatch is one of the first older properties managed by Hilton Grand Vacations to receive wireless Internet. The board carefully qualified the installer to ensure that we have a user-friendly system that works properly. After a few signal-level adjustments, the system is working well and being used by many Owners and guests.

The kitchen and bath project, estimated to cost \$750,000 to \$1.5 million, has been postponed until additional reserve funding is in place in late 2009 or early 2010. Finally, new couches will be delivered to all units in 2008. The decorator and Hilton Grand Vacations management have assured us that we have purchased a product that will be comfortable without sacrificing product quality.

As many of you are aware, board member Dave Kaiser passed away this past fall. Dave was a very active board member and will be missed by his fellow board members and friends. In addition, after receiving votes from 51 percent of our unit week Owners, Harold Lund was recalled on November 1, 2007. John Sykora was appointed to the board to serve the remainder of Mr. Lund's term.

Best wishes for enjoyable and rejuvenating vacations at Seawatch!

Steve Hoffman

Board President





2 Sand Script

From the Manager's Desk...

RCI RATING:

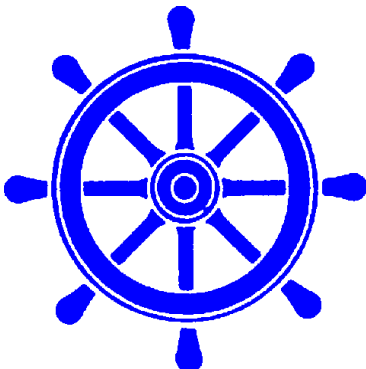
This year Seawatch became a Silver Crown resort. We are working on obtaining the Gold Crown status again. RCI recently changed the ratings requirements and added the Silver Crown level. As you probably know, RCI rates the resorts based on input from guest comment cards. When the Silver Crown was added, the requirements for Gold Crown were increased, giving the Silver Crown the same requirements as the old Gold Crown status. In short, the ratings of the resort did not drop – the requirements were raised. We missed the new Gold Crown standards by a tenth of a point in two areas. We feel confident that, with the recent updates made to the resort, we will meet the new standards and return to Gold Crown status next year.

No-Smoking Policy

Many Owners have brought to the attention of the staff and Board of Directors the issue of smoking in the units. Because of these concerns, the board has adopted a no-smoking policy for the units. If an Owner or guest decides to smoke in the unit, they will be subject to a cleaning charge.

INTERNET ACCESS:

As many of you know, one of the most common requests from Owners in recent years is that we install wireless Internet access throughout the building. The wireless has been installed and we are still working on the tweaking the project to ensure access in all units. We're sure all of you agree that this is an exciting addition to the resort.



Another year has passed and we're in the heart of "season" here. The weather is great and the traffic is hectic, but that's what we've come to love about March at Seawatch.

It's been great seeing everyone so far this year. It's also been great to hear so many positive comments from Owners and guests about the recent changes at the property. One of our most appreciated enhancements is the new tile, which has really improved the appearance of the lobby.

Meanwhile, I want to thank each of the Owners who stepped forward to run for a seat on the Board of Directors. I'm sure that each one of you has the best interest of Seawatch in mind when you decide to run for the board. If you are not elected to the board this year, please consider running again in the future.

You will be receiving your Annual Owners Meeting packet in the mail shortly. Please take the time to fill out the ballot and send it back in the return envelope. It is important that everyone votes so that positions on the board are filled.

I look forward to seeing each of you in the upcoming year. If I can ever be of service to you, please don't hesitate to contact me.

Michele Jenkins
Resort Manager

"Serving Creative & Traditional Cuisine on Fort Myers Beach"



EARLY MENU DAILY & HAPPY HOUR DAILY
4:30 p.m. to 6:30 p.m.
CALL FOR NIGHTLY SPECIALS

South BEACH
GRILLE

Grouper Sauté Americana
Mediterranean Shrimp & Scallop Pasta
Pan Seared Chilean Sea Bass
South Pacific Seafood Stew

239-463-7770
Open Everyday at 4:30 p.m.

Reservations Accepted Times and prices Subject to change

7205 Estero Blvd. • Ft. Myers Beach • At Santini Marina Plaza

Sales

Our 2007 sales totals at Seawatch were fairly strong, considering higher gas prices, economic uncertainty and other factors. The year-end volume amounted to 61 weeks sold for a total of \$438,650. Our year-to-date totals for 2008 amount to 17 weeks sold for \$169,000.

The units listed for sale in the Sandscript newsletter are for sale by Owner and not listed with Grand Vacations Realty LLC. For a complete list of available unit/weeks, please contact me by email at llyndon@hgvc.com or by phone at (239) 463-1114 (ext. 1006). You may also want to consider picking up an "Association Owned" week for trading. Please know that there are certain weeks without any listings for sale, so now is a good time to list if you have been considering selling.

If you haven't already joined Hilton Grand Vacations Club, you may want to take this opportunity to look at the many benefits, rental discounts and flexibility offered to Club Members. For more details, you can take a look at the Hilton Grand Vacation Club 2008 Member Guide at www.hgvc.com/mg. If you like, I can also fax or mail information to you about the Club, which provides a variety of travel benefits including access to Club resorts, worldwide exchange services with RCI, ClubPartner Perks and Hilton HHonors® membership benefits.

Last but not least, I would like to make an announcement. I have decided to retire and spend more time with my husband, Nick. He has already been retired for awhile and has been waiting patiently for me to join him on his post-career adventures. My emotions are a mix of excitement and happiness as well as the sadness that comes with leaving the many wonderful people I've met and come to know over the last 13-plus years with Seawatch. I have loved my job and also enjoyed the people I've worked with. Hilton is a great company to work for, and I will always have fond memories of my time with this company.

I will be spending my summers in West Island, Mass., with my husband and winters in wonderful sunny Florida where I have lived for 27 years. I also just received the exciting news that I will become a grandma in September, so I have lots to look forward to and be thankful for.

I really don't like goodbyes, so let's just say, I hope to see you in the future. Don't be surprised if we do cross paths, since I'll be stopping by the resort from time to time. In the meantime, if you know of anyone who would be interested in my position, please let me know.

Thanks to everyone - Owners, fellow employees and my many wonderful co-workers. It's been a great 13-plus years at Seawatch On-the-Beach!

Linda Lyndon
Vacation Counselor
Grand Vacations Realty, LLC
239-463-1114 EXT 1006
llyndon@hgvc.com

www.360virtualtours.net/seawatch.asp



Sand Script.....5

2008 - 2009 Calendar

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



HILTON GRAND VACATIONS COMPANY
 599 S. Collier, Suite 113
 Marco Island, Florida 34145

Presorted
 First Class Mail
 US Postage
 PAID
 Permit #419
 Ft. Myers FL

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 Resales Department. IT IS MAILED ONLY TO SEAWATCH OWNERS. DEADLINE FOR SUBMISSION IN THE NEXT TRADING POST IS July 1, 2008.

PLEASE ADVERTISE OUR CONDO IN THE SAND SCRIPT.

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

AREA CODE & PHONE NUMBER (_____) _____

SALE			AD COST
Week _____	Unit _____	Price _____	\$10.00
Week _____	Unit _____	Price _____	\$10.00
Week _____	Unit _____	Price _____	\$10.00

RENTAL		
Week _____	Unit _____	Price _____
Week _____	Unit _____	Price _____
Week _____	Unit _____	Price _____

EXCHANGE		
Week _____	Unit _____	For _____
Week _____	Unit _____	For _____
Week _____	Unit _____	For _____

**Mail this completed form
 along with your check to:**

SAND SCRIPT
 c/o Michele Jenkins
 6550 Estero Boulevard
 Fort Myers Beach, FL 33931

Please include \$10.00 for EACH unit week noted for sale, rent or exchange. (Make check payable to SEAWATCH CONDOMINIUM ASSOCIATION). Your notice will appear in one issue of Sand Script. *WE CANNOT ACCEPT PHONE CALLS.*