

Sand Seawatch Script

On~the~Beach

March Issue 2010

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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.

From The Board President

In October 2009, I wrote to you about our energy savings from the window and door project, and the geothermal pool heating. The results are in and our 2009 electric and propane expense totaled \$67,776, down from \$85,650 in 2008, a savings of \$17,874 or 20.9% from a year ago. This reduction is on track with our expectations.

For those of you who have visited in the past few months, we hope that you enjoyed the new flat screen televisions in the living rooms and the new clock radios in the master bedrooms. In addition, all guest bedrooms now have flat screen televisions.

Our parking lot has been replaced with brick pavers and it is beautiful. Our asphalt was approaching the end of its useful life. The City of Fort Myers Beach asked all commercial property owners on the island to use brick paving for their parking lot replacement projects. Brick allows for better water absorption to reduce flooding during our summer rainy season. And, because the cost of asphalt is driven by the price of oil, brick pavers are comparable in price to asphalt paving. We could have waited one to two years before completing this project, however, because of the severe construction recession in Florida, we obtained very favorable pricing of \$68,000. During the boom times of the middle 2000's, our best quotes were near \$120,000.

During the budget meeting in October 2009, your board worked diligently to keep the maintenance fee increase to a minimum, while taking responsible actions of properly funding operations and building reserves for future projects. Elsewhere in this newsletter, Michele Jenkins will discuss one of these future projects, the relocation and replacement of our spa.

The recession in Southwest Florida continues to have a firm grip on the area. Stephanie Goolsby does an excellent job selling resale weeks, both those weeks that you list with her, as well as Association owned weeks. While demand at certain times of the year makes sales difficult to nearly impossible, Stephanie's performance continues to surpass expectations! Currently, she has 169 unit weeks for sale, or 8% of total unit weeks, well below the HGVC goal of 12% or less of total unit weeks. Stephanie has some great deals available, both owner owned and Association owned. As the recession eases, we expect that the current pricing will gradually increase, as is the case with the general real estate market.

Soon, you will be asked to vote to change the by-laws to allow for two-year Board member terms. HGVC does recommend a vote for two-year terms to maintain Board continuity. Make a difference and cast your vote in support of this change. If we do not get sufficient unit-owner voting participation, Board member term limits will be reduced to one year terms.

As always, if you have any questions, concerns, or comments, please write to me. I would be pleased to hear from you.

Tim Pellerin

Board President





From the Manager's Desk...

Greetings from Seawatch On-the-Beach! I hope that everyone is enjoying a great start to 2010.

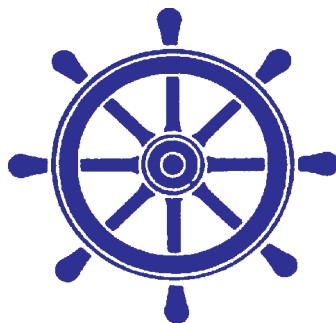
As Tim mentioned in his letter, the resort will be replacing the spa shortly. The federal laws governing the operation of spas have changed, and our spa currently does not meet the new standards. When obtaining bids, we found that the spa was located too far from its supporting equipment and would need to be moved to work properly. We decided to move the spa to the northwest corner of the patio. We do not have specific dates as to when this project will take place, but we will notify any Owners and guests staying with us during the project. You can also watch for updates on this project – and all other projects – on the Seawatch website at www.hgvc.com/seawatch.

The spa is not the only improvement slated for this year. The bedspreads in both bedrooms are being replaced along with the cornice boards. The blinds in the 02 and 05 units will be changed back to the wider-slatted blinds that were in the units prior to the new windows.

Additionally, the patio flooring will be replaced with a similar product. This will take place during both the spring and fall maintenance weeks. The contractor will gain access to the patio through the units, so we will not have to close the pool or install rigging on the building during the work.

Please feel free to contact me if you would like more details about any of the upcoming projects, if you have any questions or concerns at all.

Michele Jenkins
Resort Manager



Resales Department

Happy 2010 everyone! I realize there won't be much sympathy from our Owners from the far north, but 2010 started off really cold here at Seawatch. I actually had to borrow a jacket and gloves from some of our wonderful Week 7 Owners – and I've been wearing them a lot lately! But as we get closer to spring and summer, we're starting to see more of our typical postcard-perfect weather.

As your Board President Tim Pellerin and Resort Manager Michele Jenkins presented elsewhere in the newsletter, a great deal has changed at the resort over the past year. The paver brick driveway looks wonderful, and everyone is enjoying the new flat-screen TVs in the living room. It is such a pleasure for me to show units to people who just stop by to inquire about rentals or purchases. Everyone always remarks about the great condition of the building and how wonderful the units look.

As for sales activity, I would like to welcome the more than 20 new Owners who purchased weeks last year and also thank the approximately 25 Owners who expanded their ownership in 2009. Based on all the industry articles and magazines I've been reading, this should be a year of great opportunity and change for timeshare sales. 2009 was a solid year, but we are all very optimistic for 2010. Your Board of Directors is kicking off the new year with some great opportunities for association-owned weeks. If you are considering adding to your vacation ownership, now may be the best time ever. Please call or email me for details on these weeks. Meanwhile, Hilton Grand Vacations Club continues to enhance its offerings and offer more opportunities to its members. Feel free to contact me for details and find out what's new with the Club.

I look forward to seeing all of you in the future. As always, please call or email me with any questions you have about vacation ownership at Seawatch.

At your service,

Stephanie Goolsby
Vacation Counselor
sgoolsby@hgvc.com
239.463.1114 ext. 1006



<i>WEEK</i>	<i>UNIT</i>	<i>NAME</i>	<i>PHONE</i>	<i>PRICE</i>
4	6104	Gladys Dormire	260-485-2571	\$ 1,000
5	6104	Gladys Dormire	260-485-2571	\$ 1,100
6	2103	Gladys Dormire	260-485-2571	\$ 1,200
13	2103	Steve Salge	317-257-5431	\$ 1,750
15	6104	Ronald & Joyce Parajecki	262-679-2495	\$ 1,400
16	6101	Ronald & Joyce Parajecki	262-679-2495	\$ 1,350
17	4101	Jacqueline Mersereau	419-668-1908	\$ 900
18	4101	Jacqueline Mersereau	419-668-1908	\$ 900
19	7106	Maria Steinke	419-536-2877	\$ 700
20	7101	Maria Steinke	419-536-2877	\$ 700
21	5103	Anne D'Alberto	239-849-8715	\$ 600
23	4103	Paula Stach & John Meurer Jr.	239-454-7127	\$ 800
24	4102	Mary Jane Skies	570-489-0479	\$ 995
24	4105	Joe & Cecilia Bodine	740-587-3922	\$ 900
25	4102	Mary Jane Skies	570-489-0479	\$ 995
26	4102	Mary Jane Skies	570-489-0479	\$ 995
29	4102	Dante & Lois Manfredi	631-765-6218 or manfredi012@yahoo.com	\$ 1,200
29	2101	Jim & Nikki Saxton	727-376-1498	\$ 975
30	5103	Dante & Lois Manfredi	631-765-6218 or manfredi012@yahoo.com	\$ 1,000
30	2102	Dennis & Mary Ellen Blair	904-814-8729	\$ 850
30	7105	Ronald & Marilyn Rood	815-568-7808	\$ 900
46	3105	Rick & Nancy McClellan	970-945-6853	\$ 900
50	4103	Noreen Cambra	239-498-7524	\$ 800

Sandscript Information

The Sandscript is a newsletter for Seawatch On-the-Beach owners and is published twice a year, in March and September. It provides updates on resort projects, actions by the association's Board of Directors, and news about topics of interest to resort owners.

For a fee, owners may list their unit weeks for sale, rent or trade in Sandscript. Such listings are the responsibility of the individual owner and are not handled by Hilton

Grand Vacations sales or rental teams. If you have any questions, please contact Michele Jenkins at 239-463-4469.

Website

If you are looking for current information regarding your resort – please remember to view the webpage at www.hgvc.com/seawatch. The virtual tour was updated and includes the new furniture and views of the resort. Also, meeting minutes and updates are posted under the News section.

SALES

*This is a list of units for sale or rent by owner only.
This list does not include units for sale or rent
through Hilton Grand Vacations Company.*

WEEK	UNIT	NAME	PHONE	PRICE
2	2105	James Pettit	715-378-2816	\$ 16,000
2	5103	Bonnie Smith	715-585-6602 or 715-826-0002	\$12,000 - Negotiable
3	5103	Bonnie Smith	715-585-6602 or 715-826-0002	\$12,000 - Negotiable
4	3106	Ken Miller	419-303-9813	\$ 15,000
5	3106	Ken Miller	419-303-9813	\$ 15,000
6	7104	Ken Miller	419-303-9813	\$ 15,000
7	7104	Ken Miller	419-303-9813	\$ 15,000
14	5104	Lucy Sinagra	216-228-0505	\$ 14,000
15	5104	Lucy Sinagra	216-228-0505	\$ 13,500
15	6104	Ronald & Joyce Parajecki	262-679-2495	\$ 10,950
16	6101	Ronald & Joyce Parajecki	262-679-2495	\$ 11,950
16	5104	Lucy Sinagra	216-228-0505	\$ 13,000
19	7106	Maria Steinke	419-536-2877	\$ 3,600
20	7106	Maria Steinke	419-536-2877	\$ 3,600
23	4103	Paula Stach & John Meurer Jr.	239-454-7127	\$ 5,000
24	4103	Calvin & Maria Moore	941-629-4752	\$ 4,300
25	2104	Alan Jennings	317-844-2958	\$ 3,900
29	4102	Lois & Dante Manfredi	631-765-6218 or manfredi012@yahoo.com	\$ 9,000
30	5103	Lois & Dante Manfredi	631-765-6218 or manfredi012@yahoo.com	\$ 7,000
41	7104	Jean Bishop	44-179-4512521	\$ 5,000
48	5106	David & Dorothy Whiting	863-937-6123	\$ 7,500
50	4103	Noreen Cambra	239-498-7524	\$ 5,500 or BO



Has Your Contact Information Changed?

If you've made any changes to your name, address or phone number, we need to know so your Seawatch account can be updated. Any changes are important to note, including zip code and area code changes. If your name has changed because of a marriage, or if an Owner listed on your deed is deceased, please let us know. We will update your information in your Seawatch account, but you will need to make any deed changes with Lee County. Please fax, email or call us.

Michele Jenkins – mjenkins@hgvc.com

Don Fandrey – dfandrey@hgvc.com

Phone: (239)463-4469 • Fax: (239) 463-3926

Resort Rules Ensure Great Vacations for Everyone

To ensure that all Owners and guests enjoy their vacations at Seawatch to the fullest extent, please remember to follow these important resort rules:

- No glass on the pool deck. There are plastic cups in the office if you need them, but please do not take any glass to the pool area.

- No drinking or eating in the pool or spa. No beverages or food are allowed in the pool or spa. Please use the tables and chairs provided.

- Pool furniture is not to be taken to the beach.

- Please remember that the pool and spa area are for all guests to enjoy. If you have a large group, please manage your party so that everyone here can enjoy the amenities.

- If you have guests with you at the resort, please remind them of the rules as they are your responsibility.

- Pool floats are not allowed in the spa. Also, if the pool is active please do not use large floats because of the pool's limited space.

- The pool and spa area closes at 11 p.m.

- Pool toys and beach items cannot be stored outside of the unit door. Please store them on your patio or leave in the pool toy bucket located near the pool restrooms.

If you have any questions about the resort's rules, please feel free to call or stop by the manager's office.

Inventory Sale:

Your association currently owns units and, for a limited time, is making them available to existing Owners, their friends and families.

This is a great opportunity to add more time to your ownership at low prices and, if you are currently a Hilton Grand Vacations Club Member, it's a great opportunity to add points. These units won't last so call right away!

To take advantage of this extraordinary opportunity, please contact Stephanie Goolsby at (239) 463-1114 (ext. 1006) or email her at sgoolsby@hgvc.com. Stephanie is happy to help you – and your family and friends – enjoy even more vacations at Seawatch each year.

2010 - 2011 Calendar

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



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

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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 August 1, 2010.

PLEASE ADVERTISE OUR CONDO IN THE SAND SCRIPT.

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

AREA CODE & PHONE NUMBER (_____) _____

SALE			AD COST
Week _____	Unit _____	Price _____	\$25.00
Week _____	Unit _____	Price _____	\$25.00
Week _____	Unit _____	Price _____	\$25.00

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 \$25.00 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.*