

December 2009



7600 Estero Blvd. • Fort Myers Beach • Florida • 33931

The President's Letter:

As we approach the Christmas season and the end of another year, I want to wish you all a joyous season and new year.

The past year has been very busy with some required updates on the grounds and buildings and the whole complex looks great. We have also taken steps to have the pool checked before heater start-up time to eliminate the past malfunctions. This is not to say that many things can and do happen.

At the annual meeting in November the Board remained the same as the three incumbents were re-elected. The officers remain the same also.

The lawsuit involved with the fire is still ongoing as the Axis Insurance Company continues to drag out pretrial depositions, etc. Hopefully, by March or April we will be ready for trial.

Elsewhere in this newsletter, you will see information regarding the Line of Credit loan and the need for another special assessment to continue the repayment as required. Our sales program has been active which helps to keep the reassessment amount in line. The more units that are active, the less each owner is required to pay.

There have been some cases of hardship which we have handled by having the owners pay a fee to cover the title search, recording fees, etc. We cannot accept Quit Claim deedbacks as there might be title problems.

The board is attempting to create a list of emails so that we can maintain contact with owners more rapidly and more cost effectively. In order to do so, we need your

consent and email address. If interested, please send an email to caribbeanbeachclub@comcast.net giving us your consent to communicate in that manner. To succeed, we need your cooperation.

Again, I wish everyone a safe and joyous Holiday Season.

Richard Garrett, President

Legal Update

At the last minute in early November the attorneys for Axis Ins filed several new motions to which our attorney made strong objection. Unfortunately, Judge Rosman decided that these motions must be resolved, and removed our case from his trial calendar. We believe that all issues have been resolved and now await the judge assigning us a new trial date.

Axis has now also issued us a partial payment of approximately \$56,000 for claims related to contents and extra expenses which were a part of the lawsuit. Their intent was no doubt to take away the ability of the jury to consider their settlement tactics to date in their (the jury's) deliberation.

For the most current update regarding the lawsuit, please visit the website at caribbeanbeachclub.net.

John Vary

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From the Manager's Desk . . .

As another year draws to a close we look back over the past twelve months to determine just what has been done to improve CBC and your stay with us.

The front office staff, Joyce Brunet and Leyla Guzman have done a tremendous job. This is reflected in the comment cards and RCI monthly evaluations. The office has been rearranged and painted, and, a brighter and wider supply of merchandise (sweat shirts, towels, etc.) is now available. Activities have been expanded with a variety of food offerings available on Tuesdays and Wednesdays and craft instructions for the youth and more daring seniors. But of most importance is the friendly attitude of Joyce & Leyla.

Maintenance, with Tony Annunziato and Don Miller is responding to your work requests within hours. They have been going through vacant units, adding towel bars and other goodies to make it more comfortable for guests. They have done a great job of maintaining those units and the grounds which I believe are as attractive as ever.

We have expanded our housekeeping staff, giving Rosie Ferrer, our workaholic housekeeper a part-time helper, Claudia Algarin. This has enabled us to clean units more rapidly without relying entirely on outside housekeepers and has saved us money. New bedspreads have been placed in several units as well as TVs and upgraded air conditioners. We hope to improve our service to you in 2010 by adding a Wednesday towel exchange. It is always asked for by exchangers.

You will note two policies recently adopted by the Board printed elsewhere in this newsletter. One involves the rental of Week 53 in 2011 and the other an improvement of the payment plan for those unable to pay their fees at one time. The biggest change is the fact that units will not be put up for rent as long as the terms of the agreement are fully complied with. In the past units could be rented out from under them.

I feel I've said enough. On behalf of the staff and myself, we look forward to seeing you and wish you all a very Merry Christmas and a Happy New Year.

Ed

Website Update

We are in the process of updating our website and in the future would like to be able to utilize email in conjunction with our website to communicate with our owners. The ability to communicate with you by email would result in significant savings.

If you would like to be included in email correspondence, please send us your email address to caribbeanbeachclub@comcast.net

We need your cooperation for this program to succeed

TheMVPService

Your One Stop for Sales

Merry Christmas/ Happy New Year	wks	\$2,400-\$3,495
January	wks priced	\$3,095-\$4,995
February - March	wks	\$3,000-\$5,695
April - May	wks	\$1,295-\$5,000
Summer & Fall	wks	\$1,295-\$3,495

BOGO!

Buy One & Get One FREE!

Contact TJ about free weeks at 877-687-4405 or
tjbryant@themvpservice.com

Policy Use of Week 53, 2011

PRIORITY 1: November 1, 2010 through December 31, 2010

Unit Owners owning Week 52 may reserve their unit for week 53/2011 at the rack rate less 25%.

PRIORITY 2: January 2, 2011 through February 29, 2011

Unit Owners owning Week 1 may reserve any remaining unit for week 53/2011 at the rack rate less 25%.

PRIORITY 3: March 1, 2011 through April 30, 2011

Remaining weeks 53/2011 will be available to CBC association owners at the rack rate less 25%.

PRIORITY 4: After April 30, 2011 remaining weeks 53/2011 will be placed for rental to the general public at the current rate.

Owners reserving a week 53/2011 shall pay a deposit of \$250 per unit upon making of the reservation. Final payment must be received no later than November 30, 2011 or the reservation shall be cancelled and the unit made available to the general public.

Payment Plan

Owners requesting a payment plan for maintenance fees or assessment fees may do so, in writing, to the Resort Manager.

The following conditions apply:

- The plan must contain an amount to be paid monthly, sufficient to pay the fees, in full, prior to the month of occupancy.
- Payment must be received no later than the last day of each month.
- As long as payments are received in a timely manner, the unit involved will not be placed into rental.
- Should a default occur in payment, the unit will immediately be submitted for rental and the payment plan considered null and void.
- There will be a charge of \$25 for reinstatement, \$15 for cancellation fee and interest similar to the charges imposed on late payments.

2010		2011	
Week	Saturday	Week	Saturday
Number to Saturday		Number to Saturday	
1	Jan. 02-Jan. 09	1	Jan. 01-Jan. 08
2	Jan. 09-Jan. 16	2	Jan. 08-Jan. 15
3	Jan. 16-Jan. 23	3	Jan. 15-Jan. 22
4	Jan. 23-Jan. 30	4	Jan. 22-Jan. 31
5	Jan. 30-Feb. 06	5	Jan. 31-Feb. 05
6	Feb. 06-Feb. 13	6	Feb. 05-Feb. 12
7	Feb. 13-Feb. 20	7	Feb. 12-Feb. 19
8	Feb. 20-Feb. 27	8	Feb. 19-Feb. 26
9	Feb. 27-Mar. 06	9	Feb. 26-Mar. 05
10	Mar. 06-Mar. 13	10	Mar. 05-Mar. 12
11	Mar. 13-Mar. 20	11	Mar. 12-Mar. 19
12	Mar. 20-Mar. 27	12	Mar. 19-Mar. 26
13	Mar. 27-Apr. 03	13	Mar. 26-Apr. 02
14	Apr. 03-Apr. 10	14	Apr. 02-Apr. 09
15	Apr. 10-Apr. 17	15	Apr. 09-Apr. 16
16	Apr. 17-Apr. 24	16	Apr. 16-Apr. 23
17	Apr. 24-May 01	17	Apr. 23-Apr 30
18	May 01-May 08	18	Apr 30-May 07
19	May 08-May 15	19	May 07-May 14
20	May 15-May 22	20	May 14-May 21
21	May 22-May 29	21	May 21-May 28
22	May 29-Jun. 05	22	May 28-Jun. 04
23	Jun. 05-Jun. 12	23	Jun. 04-Jun. 11
24	Jun. 12-Jun. 19	24	Jun. 11-Jun. 18
25	Jun. 19-Jun. 26	25	Jun. 18-Jun. 25
26	Jun. 26-Jul. 03	26	Jun. 25-Jul. 02
27	Jul. 03-Jul. 10	27	Jul. 02-Jul. 09
28	Jul. 10-Jul. 17	28	Jul. 09-Jul. 16
29	Jul. 17-Jul. 24	29	Jul. 16-Jul. 23
30	Jul. 24-Jul. 31	30	Jul. 23-Jul. 30
31	Jul. 31-Aug. 07	31	Jul. 30-Aug. 06
32	Aug. 07-Aug. 14	32	Aug. 06-Aug. 13
33	Aug. 14-Aug. 21	33	Aug. 13-Aug. 20
34	Aug. 21-Aug. 28	34	Aug. 20-Aug. 27
35	Aug. 28-Sep. 04	35	Aug. 27-Sep. 03
36	Sep. 04-Sep. 11	36	Sep. 03-Sep. 10
37	Sep. 11-Sep. 18	37	Sep. 10-Sep. 17
38	Sep. 18-Sep. 25	38	Sep. 17-Sep. 24
39	Sep. 25-Oct. 02	39	Sep. 24-Oct. 01
40	Oct. 02-Oct. 09	40	Oct. 01-Oct. 08
41	Oct. 09-Oct. 16	41	Oct. 08-Oct. 15
42	Oct. 16-Oct. 23	42	Oct. 15-Oct. 22
43	Oct. 23-Oct. 30	43	Oct. 22-Oct. 29
44	Oct. 30-Nov. 06	44	Oct. 29-Nov. 05
45	Nov. 06-Nov. 13	45	Nov. 05-Nov. 12
46	Nov. 13-Nov. 20	46	Nov. 12-Nov. 19
47	Nov. 20-Nov. 27	47	Nov. 19-Nov. 26
48	Nov. 27-Dec. 04	48	Nov. 26-Dec. 03
49	Dec. 04-Dec. 11	49	Dec. 03-Dec. 10
50	Dec. 11-Dec. 18	50	Dec. 10-Dec. 17
51	Dec. 18-Dec. 25	51	Dec. 17-Dec. 24
52	Dec. 25-Jan. 01	52	Dec. 24-Dec. 31
		53	Dec. 31-Jan. 7

Caribbean Beach Club

7600 Estero Boulevard
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*Welcome to VRI*ety: An Exciting New World of Choices*

with More Resorts on the Way!

As an owner at Caribbean Beach Club, you now have the option to exchange your week within VRI's internal exchange program - VRI*ety!

By the end of 2009 VRI*ety is expected to grow to almost 150 resorts, providing an entirely new spectrum of exclusive VRI owner exchange opportunities.

With VRI*ety you truly have more benefits and flexibility*:

- No annual membership fee
- Exchange fee less than \$100 USD
- Exchange for 3 or 4 nights visits (at participating resorts)

Call us and talk to one of our VRI*ety Reservation Guides to help plan your next vacation exchange Monday-Friday, 9:00 am - 7:30 pm and Saturday, 11:00 am - 4:00 pm (eastern time).

VRI*ety's toll free number is: 1-888-203-1044

* Please visit www.vriresorts.com and click on VRI*ety Exchange to learn more about VRI*ety.

Important Numbers

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VRI Reservations	800-874-8770
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