

**HOTEL ON THE CAY TIMESHARING
ASSOCIATION, INC.
NEWSLETTER, JANUARY 2008**

It is with deep sadness that the Board of Directors informs the membership of the death of our honorary life Board member RICHARD BROAD. Dick was one of our most dedicated Board members, working diligently for more than seven years to help preserve the Timeshare Association for its members. He is sorely missed by all who knew and worked with him.

Be Sure to Read this Notice: WAPA has recently advised the Hotel that they have increased, again, our electric bill by about 23%, yes twenty three percent. The increased cost to the Association the remainder of this budget year is estimated to be about \$30,000.00. This follows last year's increase of over 30%. In addition, the completion of the remaining kitchenettes came in higher than anticipated due to larger than expected construction and plumbing problems. We also must add the much larger than usual failure to receive more than 9% (about \$69,000) of our maintenance fees. (We will be turning them over for collection February 1st.) The result is a serious shortage of cash flow. Obviously, the Board had to take action. After exploring our options the Board reluctantly approved a 15% special assessment that is included with this Newsletter.

Association Owners and Paying Guests should be pleasantly surprised upon their arrival at our island this year. Landscaping improvements continue to increase the beauty of our little bit of paradise. The waterfall pumps have been replaced to assure a continuous operation, the terrace landscaping has been upgraded as well as plantings around the HM building.

The terrace tables and chairs have been replaced, we have completed the new kitchenettes in the main building standard rooms, added an additional washing machine to the laundry area, replaced the hot water heater, placed new furniture in the rooms not already upgraded and placed the new couches and tables in the 11 rooms approved by the membership several years ago and the rooms really look great.

New Room Inventory Form: You will be pleased to know that all rooms now have irons, ironing boards, hair dryers and more room inventory control. Arriving owners and guests will be provided with a room inventory form advising what items they should expect to have in their room. They will be asked to check the inventory and note if any items are missing. The form will be promptly turned into the front desk, any missing items will be replaced and the previous guest/owner will be billed on their credit card for missing items. In addition, guests and owners will have a choice of washing their dishes (dish soap will be

provided) or paying a \$5.00 service charge to have housekeeping wash their dishes.

Legal Update. Appeal dates have passed and the Association is negotiating with the SBA and the Virgin Island Government to finalize our ownership of the ground lease. At the writing of this Newsletter we are in the middle of meetings with the various parties involved. It is our hope that considerable progress will be made in the next several months to bring this situation to a successful conclusion.

Smoking. Several members have made suggestions about smoking. We all recognize it is a problem. However, unit owners and guests have a right to enjoy their unit and so far we have been unable to come up with a solution to this issue. If you have a workable solution let us know.

The Budget Was Approved by the Board at the special Board meeting held on Monday evening, September 11, 2007 by teleconference call. All but the annual Board meeting is held by teleconference and members are invited to attend. Information can be obtained by calling the Hotel Front Desk at 800 524-2035. Those wishing to attend can do so by paying \$15.00 to cover the cost of the phone call.

Reminder, airport vouchers are again available. Rudy is now available to pick you up at the airport. Be sure to send in your voucher at least 72 hours before your arrival in order to meet Port Authority requirements. The round trip fare is \$36.00 for one or two passengers and \$18.00 round trip for each additional person. Your fare will appear on your Hotel bill so you DO NOT pay the driver if you use a voucher. Your bags are included in the fare. If you arrive by Seabourne Seaplanes the fare is \$12.00 round trip for one or two passengers and \$6.00 for each additional passenger round trip. Questions, call the front desk at 800 524-2035.

Water Sports are now open year round from 9: A.M. to 5:00 P.M. Be sure to ask for the Hotel guest discount when renting gear. As an added convenience you can also book island activities at the water sports facility.

Room Sales Update. A few low season (About April 15 through December 15) room weeks are still available for sale until January of 2020.

20 Suites at	\$1,500.00 each
10 Standard rooms	\$1,000.00 each

In addition to the purchase price there will be a \$50.00 fee for recording the transaction, plus the room maintenance fee. All other remaining rooms have been reserved for the Small business Administration (SBA). These rooms are only available for rental with all rental income retained by the Timeshare Association. While we hope to finalize this situation within the next few months we do not know if these rooms will ever be available for sale as timeshare units. All units are RED TIME with RCI and this could be the last

opportunity to obtain units from the Association. When SBA negotiations are completed we will know if extensions of these weeks will be available.

If you are interested in finding out more about obtaining one or more of these units call the front desk at 800 524-2035. All proceeds are used to improve the Hotel.