
Cypress Pointe Resort



2005 Summer Edition

Back to Basics

Over the past 18 months most of the capital improvements at Cypress Pointe Resort have been focused on the unit renovations. That work, except for a few appliance changes, was completed in March. The next items to get attention, while not as exciting as the all new unit look, are the long needed storage and maintenance building and, unexpectedly, the building roofs.

Maintaining a resort as large and feature filled as ours is an ongoing project. Since 2001 we have completed major upgrades to our communication systems, pool areas, Clubhouse interior and all 168 units that make up CPR. The need for a storage and maintenance facility has been talked about since late 1999. We currently house maintenance areas in former office areas of the Clubhouse and in part of the laundry building. We have storage spread out in the Clubhouse, laundry, rented space off site and, until recently, in some units around the resort. This is not a secure or cost effective way to handle required storage.

In 2004 an agreement was reached with VRI, as part of our management contract extension, to have them build a suitable storage area on-site. Preliminary design work was done and a conceptual drawing of the most recent proposal has been submitted by the Architect. The preliminary plan was to add an addition to the existing laundry building for both storage and maintenance. At the same time improvements would be made to the existing one story block laundry to make it fit in better with the rest of the resort design. Designs were drawn up for review.

At the urging of our design engineers we also looked at the cost to replace the existing laundry building with a whole new structure for our storage, maintenance and laundry requirements. It was discovered that a new purpose built structure is estimated to cost less than 5% more than the addition and improvement work originally proposed. As a bonus the existing laundry structure attached to building 5,

which blocks some of the windows and creates unwanted noise and activity around that building, would be removed and the original open green space restored. That separate structure is the plan chosen for the project going forward.

Special attention will be given to create the working space required for our staff in the new building while making the exterior design match, in every detail possible, our residential and Clubhouse structures. There will be heavy landscaping and design features to minimize noise and camouflage, from the guests at the resort, the activity that will occur. It is hoped that construction on this facility can start by fall 2005 but it will be subject to approval of all permitting and design requirements, which may take some time to obtain.

In late 2004 the Board was presented a detailed report on the condition of the roofs at the resort. It was not good. All roofs including the Clubhouse and every residential building have serious defects that must be addressed. It is the inspection firm's strongest recommendation that every roof be removed and rebuilt to permanently correct the problems. As this can affect the building structures, we cannot ignore the issue or simply do spot repair work. The Association Board of Directors is moving ahead with plans for the full replacement of all roofs beginning with the Clubhouse as early as this summer. As there are questions of construction and design faults, all possible funding sources, including lawsuits if necessary, will be fully explored. The current roofing materials will be replaced with a similar look in a tile that has a longer life expectancy and lower ongoing maintenance cost. As we are in the early stages of this unexpected project please watch for more details in upcoming newsletters and on our website at <http://www.cypresspointe.net>. For now owners need to be aware that this problem exists and corrective measures are being taken as needed to protect the resort.

Finally, your Board has elected not to renew the leases of both the convenience store by the pool, and the gift shop in the lobby of the Clubhouse. Alternative uses are being considered in order to provide the best vacation experience for all owners and guests.



RESORT NEWS:

Annual Meeting Review

On March 19, 2005 the 2005 Annual Meeting for Cypress Pointe Resort was held at the Clubhouse. Two Directors (Don Wilks and Stu Schwartz) were elected to 3 year terms from a candidate list of over 12 volunteers. The annual audit was reviewed by a representative from our independent auditing firm and by the Association Treasurer. The Association finished 2004 in the black for the third consecutive year.

As part of our drive to increase the annual proxy return, a free deeded week was given away to our lucky owner Mr. David Potts of the United Kingdom whose name was drawn from all owners who returned a proxy for this meeting. For the first time ever we had enough individual proxies returned to hold a valid meeting without requiring the developer's proxies to make quorum. Please keep up the good work and remember to return your proxy ballot each year when they are sent out.

You can see the full minutes from the 2005 Annual Meeting in the owner's only area of our website. If you need the username and password please forward a request to cp1@cypresspointe.net and they will be sent to you by return email.

2006 Budget

On July 22, 2005 there will be a Budget Workshop held to prepare the recommended budget for 2006. All Cypress Pointe owners are welcome to take part in helping to set the priorities and annual fee for next year.

In 2006 the reserve fee is scheduled to remain at the current level of \$62/week for one more year as owners who chose to pay the 2004 renovation surcharge in three parts have the last payment of \$210 due. In 2007 the reserve fee is scheduled to rise to \$105/week as part of the 2003 renovation plan.

If you cannot attend the workshop you can forward any comments or concerns to cp1@cypresspointe.net or take part in our owner's discussion group on Yahoo at <http://groups.yahoo.com/>.

CYPRESS POINTE 101

Frequently Asked Questions

With so many owners at Cypress Pointe Resort, we thought owners would find a course in Timeshare/Cypress Pointe Resort 101 interesting and informative. Here are some of the most frequently asked questions with answers from your Board and management. There will be no surprise quizzes or finals!

Q: What is a maintenance fee?

A: The maintenance fee (MF) is the annual assessment of operating expenses, property taxes, and reserve expenses that each owner is assessed on a yearly basis. This fee is determined by the Board of Directors of Cypress Pointe Resort along with owner input at the annual budget meeting. Once approved by the Board of Directors, bills are sent to all owners October 1st and are due upon receipt. These fees are considered delinquent as of January 1st of each calendar year. Failure to pay these fees will result in the enforcement of the Assessment Billing and Collection Policy as approved by the Board of Directors. This policy is mailed out each year with the initial billing on October 1st. Please note that, in fairness to the majority of owners who remit payment in a timely manner, the Assessment Billing and Collection policy will be enforced and delinquent owners risk loss of their vacation week and possible foreclosure.

Q: What are the Reserves?

A: Reserves are the monies that are earmarked for major projects, replacement of aging or broken equipment, and some of this money is set aside for unexpected contingencies. The successful plan of any responsible Association is to build a reserve fund to carry money forward into future years.

Q: All these initials! VRI, RCI, II, who are they and what do they do?

A: VRI (Vacation Resorts International) is the company that provides management services to Cypress Pointe Resort which includes bookkeeping, assessment billing and collection of the annual maintenance fees, nationwide reservation booking of rentals to other destinations, and all computer hardware and software. All owner accounts are maintained and updated by VRI. The support staff at VRI works very closely with your Board of Directors and resort staff to help run the resort on a day-to-day basis. Cypress Pointe Resort also realizes huge savings due to VRI's relationship with vendors and their preferred partners. VRI, however, does not directly coordinate any type of exchanges. Owners at a VRI managed property are offered discounted rental rates at their more than 100 managed resorts throughout the United States, Mexico, and Canada. To learn more about VRI, visit their website at www.vrivacations.com.



RCI (Resort Condominiums International) and II (Interval International) are the world's two largest exchange companies. Cypress Pointe Resort is affiliated with both companies, which means that you have the option of joining either. Both companies charge a yearly membership fee, and there is an exchange fee charged every time you accept a confirmed exchange vacation from them. To learn more about these companies, visit their websites at www.rci.com and www.intervalworld.com.

Finally, some owners at Cypress Pointe Resort are also members of Club Sunterra. Club Sunterra members may call 877-258-2786 to speak to a Club Sunterra representative to request an exchange destination.

Q: What is banking or exchanging?

A: Cypress Pointe owners who belong to an exchange company are able to exchange or bank their weeks with one of the exchange companies (RCI, II, Club Sunterra). Basically when you give, or bank, your week with the exchange company your week is now in the possession of that exchange company, and a credit is in your exchange "bank" account. This week in your account is now yours to use for choosing a vacation, or "exchange", from their pool of available weeks. The week in your bank account is good for two years from the start date of your "deposited" week. Once your week is banked, the exchange company controls that week. All queries concerning the week(s) you have banked must go through the exchange company. To be able to bank your week you must be current in all fees to Cypress Pointe Resort. If you wish to bank your week before the maintenance fee for the following year has been determined, you can call the resort to prepay an estimated maintenance fee. We will charge you the current year maintenance fee and you would be billed any increase during the regular billing period. You should also be aware of the fact that the exchange companies generally will not take your week inside of 14 days of the start date, and they will place restrictions on weeks that are banked inside of 60 days of the start date. RCI has a wonderful new website that explains many things about timeshares and exchanging. Check it out at www.endlessvacation.com. (Don't put an "s" at the end of vacation!)

PLEASE NOTE: Cypress Pointe Resort can not make an exchange deposit for you. You must receive a week assignment and then deposit the week with either RCI or II. Club Sunterra members should call Club Sunterra directly. See the enclosed article "Cypress Pointe Resort Reservations Procedures" for more detailed information.

Q: We purchased our week after taking a tour at Cypress Pointe Resort. We have questions concerning paperwork, financing, etc. How do I contact them?

A: The developer of Cypress Pointe Resort is Sunterra who has coordinated the sales activities. All inquiries concerning your purchase paperwork, financing, and other sales related questions should be directed to Sunterra at the following numbers:

Main Office 702-804-8600
Mortgage Collections 800-411-9922

Q: Can you rent my unit for me?

A: Cypress Pointe Resort does not currently coordinate rental activities for those owners who wish to rent their assigned weeks. However, the Board is reviewing a rental program that could be offered to owners sometime next year.

Q: We can not use our week this year at Cypress Pointe Resort. What are our options?

A: First and foremost, we recommend staying with us for your week. If you do decide that you can not make it for the current year, your next best option is to exchange your week with an exchange company. If you have a friend or family member that would like to use your week, contact Cypress Pointe Resort before the start of your week and let us know who is checking in. We will not check someone into your unit without written notification from you. All of the above options are better than letting your vacation time go unused. Unfortunately, a few owners wait too long to request the week they want at the resort, and all weeks are booked. Remember, vacation weeks at the resort can be reserved by owners up to two years in advance. Those owners who wait until a few months before their requested travel dates, may find no space available!

Q: Can we bring a pet to Cypress Pointe resort?

A: In a word, no. As much as we love all creatures great and small, imagine the problems associated with allowing pets at a resort of our size. We can recommend some great kennels in the area.

Q: Is our unit non smoking?

A: There are no designated non smoking units at Cypress Pointe Resort. When vacation time was originally sold to the thousands of owners at Cypress Pointe Resort, no covenants or deed restrictions were in place which restricted individual owners from smoking in their units. We have had great success with our voluntary program of asking our owners and guests to smoke outside in consideration of those who will occupy after them. If upon check-in, you have a problem with smoke odor, come back to the desk, and we will do our best to help remedy the problem.

If you have any suggestions for Questions & Answers that may be of interest to the general ownership, please let us know and we'll try to include them in a future newsletter.





8651 Treasure Cay Lane
Orlando, FL 32836

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02664
Permit 30

SERVICE DIRECTORY

Cypress Pointe Resort
8651 Treasure Cay Lane
Orlando, FL 32836
Telephone (407) 238-2300
Fax (407) 238-7826
Email: cp1@cyresspointe.net
website <http://www.cyresspointe.net>

MEMBERS OF THE BOARD

John Chase, President
Chris Thimes, Vice President
Don Wilks, Secretary
Stu Schwartz, Treasurer
Ralph Owen, Director
Michael Aliperti, Director
Amie Doetzer, Director

VACATION RESORTS INTERNATIONAL

271 Crockett Blvd.
Merritt Island, FL 32953
Corporate Service ... (321) 453-3300

Vacation Resorts International
Central Reservations - Hours of Operations
Monday through Friday
6:00 am to 6:00 pm (Pacific Time)
Saturday
8:30 am to 4:00 pm (Pacific Time)
Sundays and Holidays - Closed

OWNER SERVICES

Customer Service 407-597-3000
Reservations Direct 949-859-2181

EXCHANGE INFORMATION

Interval International (II) 800-634-3415

Resort Condominiums International (RCI)
Special VRI Owner Line 877-874-3334
Club Sunterra 877-258-2786

SUNTERRA FINANCIAL SERVICES

For Title Services, Deeds and Mortgage Issues
Main Office 702-804-8600
Mortgage Collections 800-411-9922

Dear Cypress Pointe Owners:

A Board of Directors meeting will be held on Saturday, July 23, 2005 at 9:00 a.m. at the Resort's Clubhouse of the Cypress Pointe Resort, 8651 Treasure Cay Lane, Orlando, FL 32836 and the general ownership is invited to observe. The Board will be reviewing the 2006 proposed operating and reserve budget for approval. Enclosed is a copy of the meeting agenda and a draft of the proposed 2006 budget for the Cypress Pointe Resort at Lake Buena Vista Condominium Association, Inc. A Budget Workshop open to all owners will be held Friday, July 22, 2005, at the Staybridge Suites by Holiday Inn, 8751 Suiteside Drive, Orlando, FL 32836, starting at 3:00 p.m.

This proposed budget includes an *average* increase, including all taxes and fees, of \$26.19 or just over 4%. The property tax portion of the budget has been reduced due to the successful tax appeal and a reallocation of bad debt expense. This reduction is offset with an increase in the reserve funding and an increase in operations. We are projecting a continued improvement in the collection of maintenance fees, from 90% to 91.5%. The projected improvement in collections has offset some of the anticipated increases in operating expenses and insurance.

The Board is planning to approve this budget in time to have the billing for the 2006 Association dues in the mail to all owners around October 1, 2005. This will give owners extra time to schedule their payment and to avoid conflicting demands of the holiday season.

Your comments and suggestions regarding this budget are solicited and welcome. You may communicate directly with the Board of Directors via the Internet at cp1@cypresspointe.net or via facsimile at (407) 238-7826. We encourage your communication regarding this important matter.

Cordially,
Cypress Pointe Resort at Lake Buena Vista Condominium Association, Inc.
Board of Directors

**CYPRESS POINTE RESORT AT LAKE BUENA VISTA
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS BUDGET MEETING AGENDA**

Location: Staybridge Suites
(next door to Cypress Pointe Resort)
Date: Friday, July 22, 2005
Time: 3:00 p.m.

- I. CALL TO ORDER/ROLL CALL**

 - II. NOTICE & QUORUM VERIFICATION**

 - III. NEW BUSINESS**
Open Discussion Regarding Proposed 2006 Association Budget

 - IV. ADJOURNMENT**
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**CYPRESS POINTE RESORT AT LAKE BUENA VISTA
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING AGENDA**

Location: Cypress Pointe Resort Clubhouse

Date: Saturday, July 23, 2005

Time: 9:00 a.m.

I. CALL TO ORDER/ROLL CALL

II. NOTICE & QUORUM VERIFICATION

III. APPROVAL OF PREVIOUS MEETING MINUTES (05/14/05)

IV. FINANCIAL BUSINESS

A. Financials and Cash Forecast

B. Ratification of Transfer - Reimbursement of Operating Account

C. Collection Report

V. MANAGER'S REPORT

VI. OLD BUSINESS

A. Renovation Project Update

B. Maintenance Building

C. Roof Update – (Clubhouse and Buildings)

D. Vinings Association Update

E. Renovation of Clubhouse Restrooms

F. Front Desk Renovations

VII. NEW BUSINESS

A. Online Payments and Reservations

B. Approval of the 2006 Budget

VIII. NEXT MEETING DATES

The next meeting dates are as follows:

Saturday, October 8, 2005 at 9:00 a.m.

Board Meeting

Saturday, December 3, 2005 at 9:00 a.m.

Board Meeting

IX. ADJOURNMENT

Cypress Pointe Resort Reservations Procedures

We have put together an outline to help you with efficient, timely reservations and to make the most out of your vacation ownership here at Cypress Pointe Resort.

1. If you are a Club Sunterra member, you do not need to contact VRI for reservations. Please call Club Sunterra at (877) 258-2786 to request your reservations.
2. If you are not a Club Sunterra member and you want to use your week at your resort or exchange through one of the exchange companies, you must reserve a week at your resort first. You can confirm reservations by the following methods:
 - A. Using the enclosed Reservation Request Card – This is the preferred method.
 - B. By e-mailing the VRI Central Reservations Department at “reservations@vriresorts.com”.
For reservations use only.
 - C. By calling the VRI Reservations Department at (949) 859-2181. Our office is open Monday through Friday from 6:00 a.m. to 6:00 p.m., and Saturday from 8:30 a.m. to 4:00 p.m., PT. We are closed on most holidays and on Sundays.
3. If you are planning on using your reservation at your resort then that is all there is to it. You will receive a confirmation in the mail within 7 to 10 business days, international owners slightly longer.
4. If you plan to exchange your reservation with Resort Condominiums International, you may call them at (877) 874-3334 in order to deposit your week.
5. If you plan to exchange your reservation with Interval International, you may call them at (800) 634-3415. Please review the information that was previously mailed to you by Interval International regarding their exchange program.

To further help you with your vacation planning, here are some of the existing policies that you may have forgotten or were unaware of:

1. Owners can confirm regular use week reservations up to 24 months in advance with pre-payment of your maintenance fees. You can also bank your reserved weeks with an exchange company up to 24 months in advance.
2. Owners can split their week by contacting VRI Central Reservations Department 180 days prior to the requested arrival date. You may have up to two use periods, one consisting of three (3) days and the other split consisting of four (4) days. Split week reservations cannot be deposited for exchange. There will be a Split Week Cleaning Fee charged at the time of booking of the second split reservation. The current Split Week Cleaning Fee is \$45.
3. Owners can downgrade seasons (Diamond to Emerald time) by contacting the VRI Central Reservations Department 365 days prior to the requested arrival date. There are no fees for downgrading.
4. Owners can upgrade seasons (Emerald to Diamond time) by contacting the VRI Central Reservations Department up to 120 days prior to the requested arrival date. There are nightly fees involved based upon the type of upgrade confirmed. These fees are due at the time of booking.
5. Owners can upgrade unit types by contacting the VRI Central Reservations Department 30 days prior to the requested arrival date. There are nightly fees involved based on the type of upgrade confirmed. These fees are due at the time of booking.
6. Owners can split their units (2BR/Studio) by contacting the VRI Central Reservations Department up to 180 days prior to the requested arrival date. 2 Bedroom units can be deposited for exchange – Studio units can not. There will be a Split Unit Cleaning Fee charged at the time of booking of the second split reservation. The current Split Unit Cleaning Fee is \$45. The unused split must be used or banked (2BR side only) within the current use year.

Vacation Resorts International Central Reservations Department has a fully trained staff available to assist you in confirming your well-deserved vacation. We are looking forward to assisting you with your plans.



RESERVATION REQUEST CARD

FOR BEST RESULTS, REQUEST RESERVATIONS EARLY

RESORT NAME _____

Week# _____ Date: From _____ to _____ Year _____

Week# _____ Date: From _____ to _____ Year _____

Week# _____ Date: From _____ to _____ Year _____

All reservations are processed on a first requested, first reserved basis. Assessments must be current (*not delinquent*) before any request can be processed and all fees must be paid before anyone may use this reservation. If you become delinquent after you make this reservation, it will be cancelled. Please send a separate request card for each week owned. Please print full name and address clearly for mailing.

Owner's Name: _____ Account# _____

Address: _____

E-Mail Address _____

Owner's Signature _____

*Managed by Vacation Resorts International
Perfecting the Art of Hospitality*

**OFFICE USE ONLY
ASSESSMENT VERIFIED**

By _____ Date _____

RESERVATION

By _____ Date _____

I will take ANY week in my season.

Initials _____ **For year** _____

Home Number (____) _____

Best time to call _____

Work Number (____) _____

Best time to call _____

Place
Stamp
Here

Check for New Address

**Vacation Resorts International
23041 Avenida de la Carlota, Suite 400
Laguna Hills, CA 92653**