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# Cypress Pointe Resort



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2007 Summer Edition

## *Slow and Steady*

Once again, we start the annual budget cycle for 2008. For the first time in many years we don't have any large projects, unanticipated expenses or past financial issues to address. The Association now finds itself in the enviable position of simply continuing on with the multi-year plans already in place. This means that annual fees should now be relatively stable, with only the scheduled increases for reserve funding (\$5/week/year) and the amount required to keep the operations budget fully funded in the face of rising labor, insurance and utility expenses. The Presentation Budget for 2008, included in this newsletter and used as the basis for the August 3, 2007 Budget Workshop, shows a 3.6% rise over 2007, including the scheduled \$5/week reserve increase. That is at or below the rise in the calculated U.S. Cost of Living computations. The Presentation Budget does not represent the final numbers that will be billed to owners, but the rough estimate of needs as determined by management. In the past, the final number actually approved has been lower than the Presentation Budget proposal. Remember that all owners are invited to take part in this annual budget discussion, which helps to define the future of Cypress Pointe Resort.

Looking at 2008 and beyond, we plan no large projects such as the recently completed RALPH (Laundry and Maintenance) Building or the new building roofs. We are now on a planned cycle of unit renovation and upgrades that began in 2004, with the next round of work scheduled for 2010-11. For owners and guests, the next few years will be a time to enjoy the recent improvements with only regular maintenance requirements being completed as needed. The current reserve fund plan will allow us to raise the money slowly for the next renovation

as we enjoy the results of the 2004 project. Unlike the 2004 unit renovation project, which required a renovation assessment, when work begins in 2010 the money to pay for it will be in the bank. Projections show that if we continue to properly fund the reserves over the years, each subsequent round of required renovations will also be properly funded as they come due. That fits the pattern most buyers at the Resort heard during the sales presentation many years ago.

During the remainder of 2007 we have much smaller but important projects to undertake. Construction of the new recreation area is scheduled to be underway by early summer. This will include new tennis, basketball and shuffleboard courts as well as landscaping and a small gazebo on the old sales trailer land. The exterior of all buildings will be painted with a long-life elastomeric paint as was used on the new RALPH building. The parking areas and driveways are scheduled for resurfacing before the end of 2007.

At the Clubhouse, the new-look lobby is near completion. We plan to have our new coffee shop/café – Café Pointe featuring Starbucks® coffee – open this summer after an unexpected long delay for design and permitting. The continued expansion of Gift Pointe with additional merchandise and a new store layout, should be completed later this year as well. Also look for new signs throughout the Resort to help guide you to the buildings and Resort features.

As always we welcome comments or suggestions by email to [cp1@cypresspointe.net](mailto:cp1@cypresspointe.net). We also hope to see you at the Budget Workshop at 3 p.m. on Friday, August 3, 2007, and at the regular Board meeting, where the final budget approval is expected, at 9 a.m. on Saturday, August 4th.



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## **Timeshare Relief or Owner Rip-off?**

It has come to the attention of the Board that Cypress Pointe Resort owners, and owners at other quality resorts in the Orlando area, are being solicited to attend meetings regarding the “disposal” of your timeshare week. The contact is usually by a postcard inviting you to attend a seminar at a local hotel. Once there, you are presented with an extremely negative view of timesharing. They then offer to “relieve” you of the “burden” of timeshare ownership by paying the company \$3,500 or more TO TAKE YOUR OWNERSHIP!

PLEASE be aware that there is no need to pay someone to take your valuable ownership. These companies collect

up to \$3,500 or more from the owners and then turn around and resell the timeshare themselves resulting in even more profit.

We urge all owners who feel they must sell or otherwise dispose of their Cypress Pointe Resort ownership to contact the Resort prior to paying anyone to advertise the sale or worse paying someone to take that ownership. There are options for the owners that do not require thousands of dollars out of your pocket to be “relieved” of your week(s). Do not fall prey to these scams.

Contact the Resort for information at:  
cp1@cypresspointe.net and see our message to owners at <http://cypresspointe.net/message80.htm>.

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## **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.



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

Staybridge Suites  
Saturday, August 4, 2007  
9:00 a.m.

**I. CALL TO ORDER/ROLL CALL**

**II. NOTICE & QUORUM VERIFICATION**

**III. APPROVAL OF PREVIOUS MEETING MINUTES (05/19/07)**

**IV. FINANCIAL BUSINESS**

- A. Financials and Cash Forecast
- B. Collection Report
- C. Ratification of Transfers
- D. 2008 Budget Approval

**V. MANAGER'S REPORT**

**VI. OLD BUSINESS**

- A. Renovation Project Update
  - 1. Front Desk and Lobby
  - 2. Clubhouse Restrooms
  - 3. Activities Facilities
  - 4. Clubhouse Power Update
- B. Gift Pointe Update
- C. Snack Bar – (Café Pointe)
- D. RCI Scores and Gold Crown Requirements
- E. Sales Center at Cypress Pointe Resort
- F. Energy Management System

**VII. NEW BUSINESS**

- A. Ratification of Contracts - Sansone Company

**VIII. NEXT MEETING DATES**

Saturday, October 13, 2007 at 9:00 a.m. Board Meeting  
Saturday, December 1, 2007 at 9:00 a.m. Board Meeting  
Friday, March 14, 2008 at 3:00 p.m. Board Meeting  
Saturday, March 15, 2008 at 10:00 a.m. Annual Meeting  
Saturday, March 15, 2008 (after Annual Meeting) Organizational Meeting

**IX. ADJOURNMENT**





VACATION RESORTS  
INTERNATIONAL

8651 Treasure Cay Lane  
Orlando, FL 32836

### **SERVICE DIRECTORY**

Cypress Pointe Resort  
8651 Treasure Cay Lane  
Orlando, FL 32836  
Telephone (407) 597-2700 or (407) 238-2300  
Front Desk Fax (407) 238-2886  
Owner Services Fax (407) 238-7501  
Email: [cp1@cypresspointe.net](mailto:cp1@cypresspointe.net)  
Web-site <http://cypresspointe.net>

### **MEMBERS OF THE BOARD**

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

### **VACATION RESORTS INTERNATIONAL**

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

Vacation Resorts International

**Reservations Direct 949-859-2181**

Email: [Reservations@vriresorts.com](mailto:Reservations@vriresorts.com)

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 407-597-3000**

### **EXCHANGE INFORMATION**

Interval International (II) 800-634-3415

Resort Condominiums International (RCI)

Special RCI/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

877-258-2786