

September 2010

Ocean City, MD

## *Boardwalk Talk*

*A Newsletter for the Owners of Boardwalk One*

# NOTICE OF ANNUAL MEETING OF THE COUNCIL OF CO-OWNERS BOARDWALK ONE

September 24, 2010

Dear Homeowner:

Please be advised that the Annual Meeting of Boardwalk One Owners Association will be held on **Thursday, October 28, 2010** at the Comfort Inn Hotel & Conference Center, 4500 Crain Highway, (US Rt. 50 and MD Rt. 3) Bowie, MD, phone (301)464-0089. The meeting will convene at 7:00 p.m., prevailing local time.

You will find enclosed a self-addressed business reply proxy. There are three (3) seats open for election on the Board of Directors with two (2) incumbents running for re-election. The third seat can be filled by write-in vote or nomination from the floor at the Annual Meeting. If the position is not filled at the Annual Meeting, the Board of Directors will review the options given by the controlling documents to fill the seat. Please fill out your proxy, sign and return it to us ***as soon as possible***.

It is very important that your proxy be returned so that business may be conducted at the Annual meeting. In order to allow time for processing, all proxies must be received no later than close of business, 5:00 p.m., prevailing local time, October 26, 2010. If you attend the meeting, your proxy will be rescinded.

The purpose of this Annual Meeting will be to elect members to the Board of Directors and transact any other business that comes before the meeting.

### **YOUR PROXY IS VERY IMPORTANT**

**PLEASE RETURN YOUR PROXY SO THAT WE HAVE**

**A QUORUM OF HOMEOWNERS REPRESENTED AT THE MEETING.**

Sincerely,

*Mark Westbrook*

President & COO  
Defender Resorts, Inc.

## COMFORT INN HOTEL & CONFERENCE CENTER

4500 Crain Highway

Bowie, Maryland

### From the North – Baltimore

Garden State Parkway to the New Jersey Turnpike (take it south until the turnpike ends in Delaware.) Take US 95 South towards Baltimore – Exit US 895 Harbor Tunnel. Route 97 & Route 3 – Bowie/Annapolis. Then take Exit 7 – Route 3 South towards Bowie (approx. 8 miles). After passing under Route 50 overpass, hotel will be on the right. Turn right at first traffic light and make another immediate right. Proceed up the hill to The Comfort Inn & Conference Center.

### From the East – Annapolis, MD

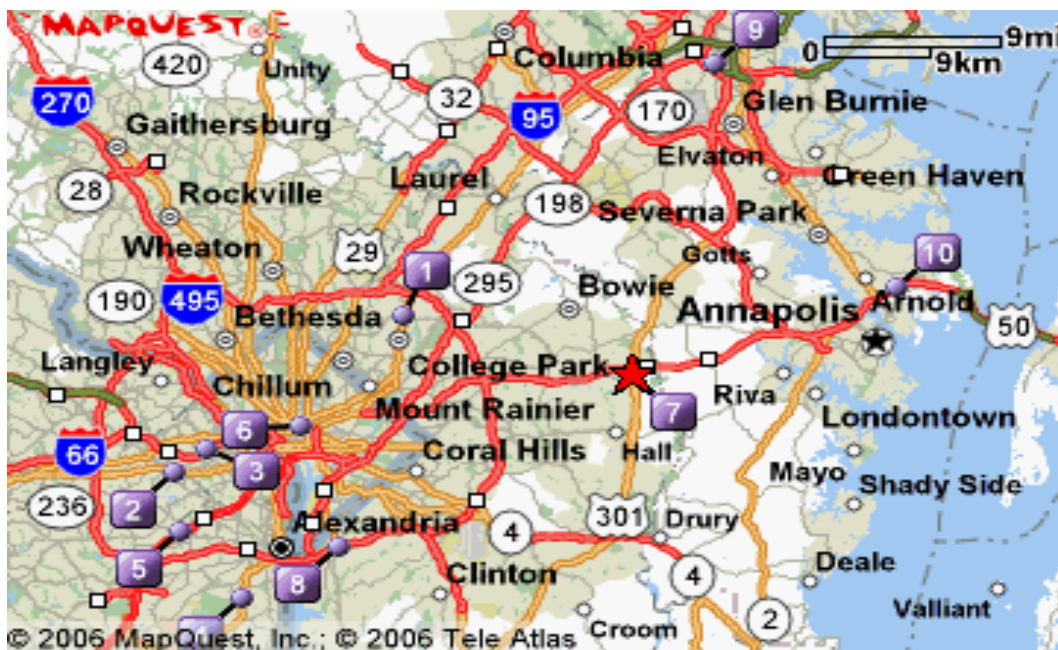
Take Route 50 West, take Exit 13A – Rt. 301 South-Richmond (approx. 10 miles). When you exit off the ramp, the hotel will be on your right. Turn right at first traffic light and make another immediate right. Proceed up the hill to The Comfort Inn & Conference Center.

### From the West – Washington, DC

Take Route 50 East to Exit 13A (approx. 8 miles). From the Beltway (US 495/US 95), exit will say Rt. 301 South-Richmond. Hotel will be on the right hand side of the exit ramp. Turn right at the first traffic light and make another immediate right. Proceed up the hill to The Comfort Inn & Conference Center.

### From Virginia

Take US 495/US 95 towards Baltimore. Take Exit 19A (Route 50 East) (Approx. 10 miles). Take Exit 13A, Rt. 301 South. When you exit off the ramp, the hotel will be on your right. Turn right at first traffic light and make an immediate right. Proceed up the hill to The Comfort Inn & Conference Center.







## Profile for Board of Director Candidates

### Michael League:

Mike is a retired Senior Level Federal Employee with over 35 years of experience in the field of Physical Plant Administration and Management. He has served on the Board of Directors since 1996 holding positions of RCI/II Representative, Treasurer, Vice President, and President. He and his wife, Kay, have been owners at Boardwalk One since 1980. He believes his experience in facilities management and repairs is a major asset in the continued effort to upgrade and maintain Boardwalk One.

### Gary Whitworth:

Gary has been an owner at Boardwalk One since 1979. He has been a Board member since joining the Board in 1983 and has frequently served as an officer, including President for two years in the mid-eighties, more recently from 1997 through 2002, and from 2006 through 2009. He and his wife, Barbara, own two unit/intervals.

**Would you like to serve  
on the Board of Directors  
for Boardwalk One?**

If you would like to serve, let the Board know.  
They may be contacted by email at:  
[bw@defenderresorts.com](mailto:bw@defenderresorts.com)

**This newsletter contains your:**

- Notice of Annual Meeting
- Directions to the meeting
- 2011 Approved Operating Budget
- Profile of Candidates for the Board

**Make sure to bring the newsletter to the annual meeting with you.**



### Regional Director of Operations Notes

Labor Day weekend will have come and gone by the time you receive this mailing. We spent the winter months preparing for the influx of owners and guests for summer, and before you can turn around, it seems the summer vacation season is over. Kids are back in school.

This summer was a little better than the previous two, but Ocean City is still not back to the hordes of people we saw up until a few years ago when the economy took a turn for the worst. We look forward to continuing improvement in 2011.

We will be completing the kitchen remodeling (ceiling tiles, pantry doors, etc.) and will continue replacing pool side decks. The housekeepers will be deep cleaning the units, and our maintenance staff will be performing their technical inspections.

The proxies will be sent out for owners to fill out and return. Please return your proxies in order to insure that a quorum is met for conducting Association business at the annual meeting. We look forward to seeing you at the annual meeting or during your stay at Boardwalk One.

Thank you,  
Johnny Tramel  
Defender Resorts, Inc.  
Regional Director of Operations, Ocean City, MD



## PRESIDENT'S MESSAGE

Once again, we are approaching the end of another fiscal year and that means planning the budget for 2011. I am pleased to be able to report that your Board of Directors, working closely with our management firm, has been able to hold our maintenance fees to the same amount as 2010. Defender Resorts is to be commended for its continued efforts to improve and streamline operations, which has in many instances reduced costs.

Our on-site staff reported that this past summer has been quieter than usual, especially with the rental of units. I was in OC the first week of August and was shocked to see that almost every sign reported vacancies available. In the 30 years I have been going to OC, I don't remember seeing so many vacancy signs. I can only assume the economy is playing a part in people's travel plans.

As reported in the spring newsletter, the third phase of our unit upgrades has been completed. Your Board has received some comments that the size of the bar stools and easy chair are too large for the room, and we will address these concerns as we approach our next round of upgrades. We are continuing to install new cabinets in the kitchen area, along with a new ceiling and overhead light, and hope to complete all units remaining before next spring. Also, we continue to replace the flooring on the balconies in the poolside building on a phased schedule.

I am also pleased to report that the Board of Directors has approved the installation of wireless high-speed internet access at Boardwalk One. The final details are still being worked out. A full report will be made in the spring newsletter, including costs associated with its use.

It is with a sad heart that I report to you that Colonel William (Bill) Stephens (retired) has resigned from the Board of Directors for Boardwalk One. Colonel Stephens retires due to a medical condition. On behalf of the Board of Directors, I wish to extend to Bill our deep appreciation for his dedication and service to the Board and to our Association. We wish him and his family the best as he deals with the medical situation.

Finally, this newsletter announces the date of our annual meeting, October 28, 2010. Please return your proxy cards promptly as requested in the meeting notice, whether you plan to attend or not. Your proxy will be returned, if you do attend. Once again, I encourage anyone who may be interested in serving on the Board to contact any member of the Board with questions on what is involved in Board membership.

I look forward to seeing you at the annual meeting.

Michael R. League  
President  
Boardwalk One Board of Directors

# RCI Points Program

## DEFENDER REALTY'S RESALE CORNER...

To maximize the best and most usage of your ownership, you should look at the **RCI Points Program**. As more owners convert their weeks to points, weeks owners may find a reduction in inventory and, therefore, find it harder to get the vacation they want. We are offering a special opportunity to convert your weeks to points at a rock bottom special discounted price. The regular price to convert your week to points is \$2,195, but for a limited time, we are offering this special at only **\$ 1,695**. Don't miss this opportunity, contact us today.

### Did You Know?

RCI is celebrating 35 years in the exchange business. They have reworked their web site to make it more user friendly. The new web site is designed to show all availability during the time you are requesting. RCI recently signed Disney Vacation Club and right now there are some great opportunities for vacationing at Disney. Take a look at the new website ([www.rci.com](http://www.rci.com)).

### Did You Know?

We have added two additional bonus stays to the Defender Flex® Program starting January 2011. There are up to four bonus nights in January and up to four nights in February. That offers the owners at Boardwalk One up to 32 bonus nights each year. It is a great program, and it is **Free** to enroll. If you do not currently own a week that is in flex, contact Don Stickle at **(410) 524-8452**. He will be happy to give you the details.

Note...We have clients that are interested in purchasing certain summer weeks at Boardwalk One. If you are not using your week, need the cash and have thought about selling, contact Don Stickle at **(410) 524-8452** for complete details.

Frank Baker  
Defender Realty, Inc.  
(843) 497-6431  
fbaker@defenderresorts.com



## Property Taxes 2010

- The Regular taxes for 2010 were \$24.62.
- The Bonus taxes for 2010 were \$30.88.



Helpful Tips from Owner Services...

Maintenance Fee anxiety?

Consider pre-paying your next year's bill.

Maintenance Fees may be paid in the following ways:

- Pay monthly toward 2012 Maintenance Fees by sending a check each month made payable to Boardwalk One, write your account number or unit and week on your check and mail to:

Defender Resorts, Inc.,  
P.O. Box 3849, Myrtle Beach, S.C. 29578

- You can also use Online Bill Pay at your bank, and they will send a check to us.

To set up your payment plan or get more information, call the resort front desk at (410) 289-3161.

**Industry News**

(Information provided by Ken McKelvey)

**ARDA ROC- (American Resort Development Association/Resort Owners Coalition)** is a coalition comprised of hundreds of thousands of timeshare owners across the country who voluntarily contribute \$3.00 per year to promote a legislative agenda at the local, state and federal level which is beneficial to timeshare owners. Having Defender CEO, Ken McKelvey, as the Chairman of ARDA-ROC has helped make sure Defender is fully aware of any and all legislative issues that might affect our timeshare industry, thus affecting your Association.

Here is what ROC is supporting presently in your area:

**Maryland** – We continue to monitor the property tax legislation in northern state of Virginia with respect to timeshare, which, if enacted in Virginia, could possibly affect property tax valuations in Maryland for timeshare.

2011 INTERVALS CALENDAR	BLUE	1	01/05/11	01/12/11
		Maint. 2	01/12/11	01/19/11
		3	01/19/11	01/26/11
		4	01/26/11	02/02/11
		5	02/02/11	02/09/11
		6	02/09/11	02/16/11
		7	02/16/11	02/23/11
		8	02/23/11	03/02/11
		9	03/02/11	03/09/11
		10	03/09/11	03/16/11
		11	03/16/11	03/23/11
		12	03/23/11	03/30/11
	WHITE	13	03/30/11	04/06/11
		14	04/06/11	04/13/11
		15	04/13/11	04/20/11
		16	04/20/11	04/27/11
		Maint. 17	04/27/11	04/30/11
		18	04/30/11	05/07/11
		19	05/07/11	05/14/11
	RED	20	05/14/11	05/21/11
		21	05/21/11	05/28/11
		22	05/28/11	06/04/11
		23	06/04/11	06/11/11
		24	06/11/11	06/18/11
		25	06/18/11	06/25/11
		26	06/25/11	07/02/11
		27	07/02/11	07/09/11
		28	07/09/11	07/16/11
		29	07/16/11	07/23/11
		30	07/23/11	07/30/11
		31	07/30/11	08/06/11
		32	08/06/11	08/13/11
		33	08/13/11	08/20/11
		34	08/20/11	08/27/11
		35	08/27/11	09/03/11
		36	09/03/11	09/10/11
		37	09/10/11	09/17/11
		38	09/17/11	09/24/11
		39	09/24/11	10/01/11
		40	10/01/11	10/08/11
	41	10/08/11	10/15/11	
	W	Maint. 42	10/15/11	10/19/11
		43	10/19/11	10/26/11
	BLUE	44	10/26/11	11/02/11
		45	11/02/11	11/09/11
		46	11/09/11	11/16/11
		47	11/16/11	11/23/11
		48	11/23/11	11/30/11
		49	11/30/11	12/07/11
		50	12/07/11	12/14/11
		51	12/14/11	12/21/11
	W	52	12/21/11	12/28/11
		53	12/28/11	01/04/12

*Annual Meeting Notes*