

BOARDWALK TALK

A Newsletter for the Homeowners of Boardwalk One

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President's Message

How time flies. We are already almost four months into our fiscal year, and on the threshold of another Ocean City spring. Boardwalk One is greeting the spring with the next round of refurbishment. Mike League discusses this in detail elsewhere in this newsletter.

An important event of the new year is the recent renewal of our sales contract with Defender Realty, Inc. As you know, Defender Realty, Inc. is the sales wing of Defender, which Boardwalk One, as do most other timeshares which Defender manages, employs to resell the unit/intervals which come into the Association inventory from delinquent owners. This contract, which has been in place since Defender came on as our Manager in 1991, has been renewable yearly. The new contract is renewable every three years. Don't forget that individual owners can list privately with Defender Realty as well.

We are also looking hard at our insurance package. We are always looking for the best coverage at the lowest price of course, and in the current climate (literally and figuratively) there are lots of opportunities. We have asked Management to prepare an insurance specification, which can be used to solicit bids from different insurance offers, including our current providers, for next year.

It should be a wonderful year. Our staff is superb, the property looks great, and the new round of refurbishment will make it even better. And our fiscal outlook is very good.

I hope you all are also having, and continue to have, a good year as owners at Boardwalk One.

Gary Whitworth

Manager's Corner

We, the staff at Boardwalk One, have been incredibly busy with quite a few projects during our "off-season." We are ecstatic to announce that renovations to the units are well underway! As of this date, thirteen units have had their kitchen cabinets replaced. Affordable Tile Man, local Home Improvement Company, did exceptionally well with this project. In addition, new stoves were installed in nine units. Over the next few weeks, the long overdue murphy beds will be replaced as well as new furniture and carpet in thirteen units. Many of you have contacted me in regards to which units will be refurbished this year. This project has been separated into three phases. Depending on the condition of the furniture, the thirteen units chosen for Phase I is scheduled to be completed for 2008. I am convinced that everyone, the owners, renters and exchangers will be surprised and delighted with these upgrades!

I am also happy to announce that we are currently fully staffed! With two maintenance men, Damont and Drexel and three housekeepers, Angela, Jeanlene and Marjorie. We hope to add a part-time housekeeper to our staff to help during the eventful summer season.

Technical Inspections and Deep Cleans are just about completed for the year. Drexel has also taken on the project of replacing the ceiling tiles, light fixtures and pantry doors. Depending on the occupancy, Drexel will complete as many units as possible and then continue in the fall.

Rental contracts, owner confirmations, reservations and processing maintenance fees have been overwhelming for Stephen here in the office. I appreciate all of his help and assistance.

As a whole, I am very impressed with my staff for all of their hard work, dedication, loyalty and compassion towards this company.

Tisha Purnell
General Manager



REFURBISHMENT UPDATE

By: Mike League, Chair
Refurbishment Committee

I am happy to inform all owners that it is once again time to begin the refurbishment work on our 39 units. The last refurbishment cycle was completed in 2002, 2003, and 2004, with 13 units being completed each year. Again, we will be completing 13 units each year between 2008-2010.

Phase 1 units are: 101, 202, 303, 304, 404, 502, 105, 105, 109, 207, 208, 305, 308.

Phase 2 units are: 102, 104, 201, 203, 204, 301, 302, 501, 503, 601, 602, 603, 604.

Phase 3 units are: 103, 401, 402, 403, 504, 107, 108, 305, 206, 209, 306, 307, 309.

The refurbishment will consist of the following:

- a) New Murphy beds and cabinet units
- b) New carpet
- c) 2 new full-sized sofas
- d) 1 higher back occasional chair
- e) 1 new kitchen table with 4 new side chairs
- f) 2 new bar stools with backs
- g) 1 new taller table lamp
- h) 2 new wall pictures
- i) New drapes and valance
- j) New ceiling tile, light fixtures, & paneled bi-fold doors for the kitchen area.

In addition to the above refurbishments, work will continue on the replacement of the kitchen cabinets and push-button stoves started last year. 13 units were completed in 2007, and 13 more units will be completed each in 2008 and 2009.

Your Board of Directors anticipates that by the summer of 2010, all 39 units at Boardwalk One will again look alike inside. Your continued cooperation and understanding is appreciated as we embark upon this important upgrade project.



Personnel Changes at Defender Resorts

Mark Westbrook has returned to Defender as President and Chief Operating Officer. Kenneth McKelvey is now the Chairman and Chief Executive Officer. We look forward to working with both of them during this exciting time of growth for our resort.

Defender Realty's Message Board

SUMMER IS FAST APPROACHING!

Have You Scheduled Your Summer Vacation In Ocean City This Year?

If Not, It Is Probably Because You Don't Own A Summer Week.
We Can Change That With This Special Opportunity.

SPECIALS AT BOARDWALK ONE

		Regular Resale Price	SPECIALS
WEEK 29	STUDIO	\$9500	\$9000
WEEK 24	STUDIO	\$9500	\$9000
WEEK 21	STUDIO	\$6500	\$3500
WEEK 25	STUDIO	\$9500	\$6500
WEEK 32	STUDIO	\$9500	\$9000
WEEK 34	STUDIO	\$9500	\$6000



Call For Complete Details And Information.

Don't Wait, Tomorrow May Be Too Late!

Contact Don Stickle With Defender Realty at
(410) 524-8452

From the Desk of The Regional Director of Operations

Once again, we are just before the summer season. Springfest will begin on May 1, and the tourist season will be in full swing. If you do not plan to come to Ocean City and would prefer to rent your unit, we must have a signed agreement before we can advertise your unit for rent.

The first phase of the refurbishment has begun. New wall-beds and mattresses will be arriving the end of February. New kitchen ceiling tiles and lights are being installed. New pantry doors with a panel look are being put in place and the installation of new kitchen cabinets is continuing. All push button stoves of the old type have now been replaced.

The Boardwalk One staff anxiously awaits your visit and comments on the upgrades. We look forward to seeing you upon your arrival.

Johnny Tramel
Defender Resorts, Inc.
Regional Director of Operations

AREA ATTRACTIONS



APRIL

18-20 Antiques and Collectibles Show
Convention Center, 40th St. & Bay

25-27 MD International Kite Exposition
5th St. & Boardwalk



MAY

1-4 Springfest
Inlet Parking Area

15-18 Cruisin' Ocean City
Convention Center, 40th St. & Bay



JUNE

7-8 Ocean City Car and Truck Show
Convention Center, 40th St. & Bay

14 Flag Day Ceremony—7:00 PM
Northside Park, 127th St. & Bay



JULY

4 Jamboree in the Park—5:00 PM
Northside Park, 127th St. & Bay

25-27 Greek Festival
Convention Center, 40th St. & Bay

*Professionally managed by:
Defender Resorts*

NEWSLETTER

Return Service Requested

BOARDWALK ONE
DEFENDER RESORTS
PO BOX 3849
MYRTLE BEACH, SC 29578

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US POSTAGE
PAID
MYRTLE BEACH, SC
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