



Club Ocean Villas II TSOA

A Newsletter for the Owners of Club Ocean Villas II TSOA

CLUB OCEAN VILLAS II Board of Directors Calls for Those Interested in Serving the Association to Provide Information to the Board

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Dear Club Ocean Villas II TSOA Owner,

Club Ocean Villas II TSOA Board of Directors has requested that owners who may be interested in providing service to the Association as a member of the Board of Directors advise the Board by utilizing the Board of Director's Nomination Application Form included with this newsletter.

The length of term for the Board of Directors is for three (3) years. The Board meets approximately four (4) to five (5) times a year.

There will be two (2) seats open on the Board this year with two (2) incumbents running for re-election.

We need owners with the interest, time and willingness to work for Club Ocean Villas II TSOA on a volunteer basis. If you feel you can make a contribution, become involved.

If you are interested in serving the Association as a Board member, please complete and return the Nomination Application Form included with this newsletter to Defender Resorts, Inc. at the address listed on the form. The nomination form may also be found online at www.cov2.com.

Forms must be received in Defender's Corporate office by August 20, 2009.

Thank you.

Very truly yours,

Club Ocean Villas II TSOA
Board of Directors

The Virginia Graeme Baker Pool and Spa Safety Act

As many of you have heard, the Federal Government passed the “Graeme Baker Act” in December 2007. This Act requires that all public swimming pools, spas and hot tubs throughout the United States replace their existing main drain covers with new main drain covers that comply with ASME/ANSI A112.19.8 2007. In addition, a safety vacuum release system may be required depending on the type of circulation system design for each of our current situations.

The Consumer Product Safety Commission (CPSC) has the responsibility of enforcing the law and imposing HUGE fines up to \$1.825 million on those who are not compliant by the time they reopen in the spring. Each state is handled differently at this time depending upon individual state environmental departments.

Management has worked with local professionals to determine the most favorable solution in each particular case, since, as in most federal mandates, some discrepancies exist within the departments due to interpretation of the laws. Your pool is in compliance and provides a stronger sense of safety for all who enjoy this amenity.



2010 INTERVALCALENDAR

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



General Manager's Corner

Greetings from Club Ocean Villas II!

I know many of you are aware that I am so delighted to be back "home." Even though my first few months have been quite an experience, I am enjoying every minute of it!

Phase II of the renovations has been completed. Several of you have had the opportunity to occupy your new immaculate units and others have taken the time to visit the property to view them. I encourage the remainder of you to do the same. Many of the owners have expressed to me, when they actually saw the upgrades and additions to the units, it gave them a better perspective, which helps owners appreciate and understand the increased maintenance fees.

Many of you are inquiring about rentals, and frankly, rentals have been "slow" thus far. I wish to assure you that we are making every effort to rent your units. Advertising in newspapers, issuing "specials" via email to previous guests and discounting the rates have generated a few prospects. For those of you who requested to have their unit rented, continue to contact the office to verify the status of your rentals.

Our staff has been very impressive with their expected individual projects. The Maintenance Department has completed the Technical Inspections and the Housekeeping department has completed their Deep Cleans. Their compassion towards the property has really shown in their work.

Lastly, I appreciate all of your comments and concerns. Please continue to express them to our management staff as we strive to comply with any and all the requests you may have. Our ultimate goal is to make your stay at Club Ocean Villas II-TSOA a pleasurable "home away from home."

Tisha Purnell, General Manager



Report from the Regional Director of Operations

We have now completed renovation of forty-eight (48) units at Club Ocean Villas II. The first eight units (building C -20), which were damaged by the fire at the property, were completed around April 2007. The next sixteen (C -19 & 17) began in January and were completed in April 2008. Four more units were completed near 120th Street (C -18) in December 2008. The building directly in front of the indoor pool (C -23) was completed in April of this year and the final twelve (C -25) were ready for occupancy May 15. The last two buildings will be completed this winter and in the spring of 2010. We have had many good comments on the new look and upgrade of the units. After twenty-something years, owners and guests were ready for a more modern place to call home, even if just for a week. We look forward to having you give us your comments as you stay for your vacation.

Tish and the entire staff are looking forward to greeting you upon arrival. Tish was an Assistant General Manager at Club Ocean Villas II for several years and moved to another Ocean City property for a while. We are happy to have her back at Club Ocean Villas II. We wish you a great summer. See you soon.

Johnny Tramel, Regional Director of Operations
Defender Resorts, Inc.



Defender Realty's Message Board

Did You Know?

RCI is celebrating 35 years in the exchange business this year. They have reworked their website to make it more user friendly. The new website is designed to show you all availability during the time you are requesting. RCI recently signed Disney Vacation Club to be part of RCI's exchange program. Right now there are some great opportunities for vacationing at Disney. Take a look at the new website (www.rci.com).

Did You Know?

Purchasing from a developer will cost you thousands more than purchasing from a resale company. Developers mark timeshare weeks up approximately 50% to 52% over the market price. The reason for that is to pay the marketing cost and for the small gift you receive for touring. If you do decide to purchase from a developer, the day you leave that resort the value of the purchased week drops 50% **that day**.

Did You Know?

Defender Realty is your one-stop shopping when it comes to timeshare. We offer fixed, floating, flex, quartershare, and RCI Points ownership.

While you are in residence at Club Ocean Villas II TSOA you will be contacted regarding a special program being offered to the owners. It truly offers more flexibility, higher owner satisfaction, and more vacation time for the same maintenance fee. You owe it to yourself to be informed about your ownership.

Call Don Stickle at **(410) 524-8452** or stop by his office at COV II TSOA and ask about specials on summer weeks. **Limited inventory, so DON'T DELAY.**

We look forward to seeing you at the resort.

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

*Professionally managed by:
Defender Resorts, Inc.*

NEWSLETTER

Return Service Requested

**FIRST CLASS MAIL
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**CLUB OCEAN VILLAS II TSOA
DEFENDER RESORTS, INC.
P.O. BOX 3849
MYRTLE BEACH, SC 29578**

**CLUB OCEAN VILLAS II T.S.O.A
BOARD OF DIRECTOR'S
NOMINATION APPLICATION FORM**

Club Ocean Villas II T.S.O.A. Board of Directors requests owners who are interested in providing service to the Association on the Board of Directors to advise the Board of their interest by providing the following information. There will be two (2) incumbent members standing for re-election. If you are interested in serving, please prepare this form and return it no later than **August 20, 2009**.

Name: _____ Telephone: _____

Unit/Week(s) Owned: _____

Address:

Education: _____

1. What do you consider to be three (3) goals for your Association?

2. What do you feel you will contribute to these goals if you are elected?

Signature: _____ Date: _____

Each category should be limited to no more than 25 words.

**Mail to:
Attn.: Club Ocean Villas II T.S.O.A.
c/o Defender Resorts
PO Box 3849
Myrtle Beach, SC 29578**