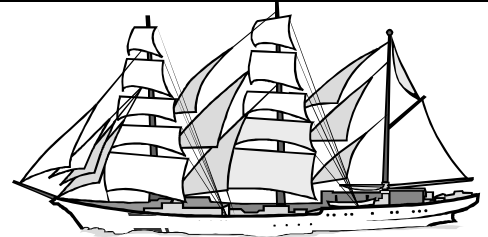


# THE MARITIME MESSENGER



*A Newsletter for Owners of Maritime Beach Club*



## PRESIDENT'S MESSAGE

Your Board of Administrators regrettably accepted the resignation of Jim Hullender in August 2007. Jim Hullender had served on the Maritime Board of Administration for the past 16 years and has played a significant role in all that has been accomplished at Maritime. His presence and advice will be truly missed!

The Board of Administrators has appointed Lila Autry to fill Jim's unexpired term until the next annual meeting, at which time, a new election will take place. Lila, who is retired and lives in North Carolina, has worked on the Covenants Committee for the past seven years. She has been an owner of four units at Maritime since 1994 and has been very helpful and a positive influence at the Maritime property. The Board looks forward to working with her in her new capacity.

With Jim's resignation, the Board of Administrators elected me to serve as President until our next re-organizational meeting that follows the annual meeting in February.

*Continued on Page 2*

## INSIDE THIS ISSUE:

President's Message	1,2
Manager's Corner	1,2
Defender Realty	3
2008 Calendar	3
2008 Budget	4

## MANAGER'S CORNER



We have experienced a very good year at Maritime in 2007. Our rental programs continue to keep our occupancy at a very high rate. The comments we are receiving have been very positive and once the season begins to slow down we will be able to get into the units and freshen them up by laying new carpet and repainting. Our goal is to ensure that all units look fresh and inviting to both our owners and other guests.

Maritime is extremely fortunate to have such an efficient Board of Administrators as well as the Covenants Committee who really gets involved. For me, it is a pleasure to work with them and I look forward to another great year in 2008.

*Continued on Page 2*

President's Message Continued

In August 2007, the Board met and approved your 2008 budget. This budget will increase the Maintenance Fees by an average of 4.3% but this is needed to maintain our property and provide for future refurbishments.

In 2007, Maritime once again has had a very busy and successful year. The Board wishes you a very happy upcoming Holiday Season and hope you will plan to attend the annual meeting on February 23, 2008.

Sincerely,  
Keith Jernigan, President

Manager's Corner Continued

For those of you who are not aware, the new roof project has been completed and has made a tremendous improvement. We have also added hair dryers in each unit, which has been a big hit with our guests. Other projects that have been completed include the refinishing of the deck around the spa, the rebuilding of the wooden fence at the south end of the building, a new pump for the spa and new mattresses have been purchased for 60 sofas.

We will continue to address each approved project as occupancy permits and do our best to give you a resort that you are truly proud of. Again, the entire staff of the Maritime Beach Club wants to thank all of you for your support and cooperation throughout the year and look forward to working with all of you in the future.

Sincerely,  
Carson Ray, General Manager

**Don't forget!!**

Owners in good standing receive a 25% discount on rentals beginning October 21st, valid through January 6th, 2008!

This discount is valid for your friends and family members, too!

Call now for availability and beat the fall rush!

(Limited number of units available, some restrictions apply)



### Defender Realty's Message Board

With the popularity of Myrtle Beach, summer weeks are increasing in price at all resorts in Myrtle Beach. Developers are selling two bedroom summer weeks between \$24,000 and \$32,000. Real estate has been boom-

ing here for a number of years now, and now with the \$600 million Hard Rock Theme Park set to open in the Spring of 2008, summer weeks will become even more popular. We have a couple of summer weeks well below any developer pricing. Call us today for complete details.

We have been discussing RCI Points for some-time now. It is a great way to increase your vacation time and give you a tremendous amount of flexibility. An example would be if you owned a summer week in a one bedroom, you would have a value of 36,500 points in RCI. You have a number of ways you could use those points. You could use over four weeks of vacation time each year, exchange into a resort that has a higher rating than Maritime or use the week you own at Maritime. This can be done year after year. Contact Elaine Schimek or Wayne Gasque with Defender Realty at (843) 249-3414 Ext. 7103 or 7123 for complete information and discounted packages.

Contact us regarding a Spring and Fall Special Sale. We have Eight (8) weeks in a two bedroom/two bath that are being offered at a tremendous savings. They will be sold on a first come first serve basis. The regular resale pricing on one of these weeks is over \$6,000, but at this special sale they will be offered at only \$3,295. Call today at (843) 249-3414 Ext. 7103 or 7123 for complete details.

Have a great fall and we look forward to seeing you at the resort!

Frank Baker  
 Defender Realty, Inc.  
 fbaker@defenderresorts.com

## 2008 INTERVAL CALENDAR

2008	Week	Saturday-	Saturday	Sunday -	Sunday
W	1	01/05/08	01/12/08	01/06/08	01/13/08
B	2	01/12/08	01/19/08	01/13/08	01/20/08
	3	01/19/08	01/26/08	01/20/08	01/27/08
	4	01/26/08	02/02/08	01/27/08	02/03/08
W	5	02/02/08	02/09/08	02/03/08	02/10/08
	6	02/09/08	02/16/08	02/10/08	02/17/08
	7	02/16/08	02/23/08	02/17/08	02/24/08
	8	02/23/08	03/01/08	02/24/08	03/02/08
RED	9	03/01/08	03/08/08	03/02/08	03/09/08
	10	03/08/08	03/15/08	03/09/08	03/16/08
	11	03/15/08	03/22/08	03/16/08	03/23/08
	12	03/22/08	03/29/08	03/23/08	03/30/08
	13	03/29/08	04/05/08	03/30/08	04/06/08
	14	04/05/08	04/12/08	04/06/08	04/13/08
	15	04/12/08	04/19/08	04/13/08	04/20/08
	16	04/19/08	04/26/08	04/20/08	04/27/08
	17	04/26/08	05/03/08	04/27/08	05/04/08
	18	05/03/08	05/10/08	05/04/08	05/11/08
	19	05/10/08	05/17/08	05/11/08	05/18/08
	20	05/17/08	05/24/08	05/18/08	05/25/08
	21	05/24/08	05/31/08	05/25/08	06/01/08
	22	05/31/08	06/07/08	06/01/08	06/08/08
	23	06/07/08	06/14/08	06/08/08	06/15/08
	24	06/14/08	06/21/08	06/15/08	06/22/08
	25	06/21/08	06/28/08	06/22/08	06/29/08
	26	06/28/08	07/05/08	06/29/08	07/06/08
	27	07/05/08	07/12/08	07/06/08	07/13/08
	28	07/12/08	07/19/08	07/13/08	07/20/08
	29	07/19/08	07/26/08	07/20/08	07/27/08
	30	07/26/08	08/02/08	07/27/08	08/03/08
	31	08/02/08	08/09/08	08/03/08	08/10/08
	32	08/09/08	08/16/08	08/10/08	08/17/08
	33	08/16/08	08/23/08	08/17/08	08/24/08
	34	08/23/08	08/30/08	08/24/08	08/31/08
	35	08/30/08	09/06/08	08/31/08	09/07/08
	36	09/06/08	09/13/08	09/07/08	09/14/08
	37	09/13/08	09/20/08	09/14/08	09/21/08
	38	09/20/08	09/27/08	09/21/08	09/28/08
	39	09/27/08	10/04/08	09/28/08	10/05/08
	40	10/04/08	10/11/08	10/05/08	10/12/08
	41	10/11/08	10/18/08	10/12/08	10/19/08
	42	10/18/08	10/25/08	10/19/08	10/26/08
	43	10/25/08	11/01/08	10/26/08	11/02/08
	44	11/01/08	11/08/08	11/02/08	11/09/08
W	45	11/08/08	11/15/08	11/09/08	11/16/08
	46	11/15/08	11/22/08	11/16/08	11/23/08
R	47	11/22/08	11/29/08	11/23/08	11/30/08
W	48	11/29/08	12/06/08	11/30/08	12/07/08
	49	12/06/08	12/13/08	12/07/08	12/14/08
B	50	12/13/08	12/20/08	12/14/08	12/21/08
RED	51	12/20/08	12/27/08	12/21/08	12/28/08
	52	12/27/08	01/03/09	12/28/08	01/04/09

# MARITIME BEACH CLUB

## 2008 Approved Operating Budget

4.3% Increase over 2007

<i>OPERATING REVENUE</i>	<i>Approved Budget</i>
Current Year Maintenance Fees	\$ 2,310,714
Maintenance Fees From Prior Years	\$ 61,733
All Other Revenue	\$ 263,975
<b>Total Operating Revenue</b>	<b>\$ 2,636,422</b>
Less: Bad Debt (Uncollectible Fees)	\$ (439,036)
Less: Cost of Activities/Merchandise Sales	\$ (20,193)
Less: Reserves for Replacement	\$ (451,009)
Less: Operating Deficit Reduction	\$ (40,000)
<b>Total Deductions From Operating Revenue</b>	<b>\$ (950,238)</b>
<b>Net Operating Revenue</b>	<b>\$ 1,686,184</b>

<i>OPERATING EXPENSES</i>	<i>Approved Budget</i>
Total Utility Expense	\$ 204,368
Total Housekeeping Expense	\$ 69,308
Total Maintenance Expense	\$ 92,562
Total Administration and General Expense	\$ 267,425
Total Salaries and Wages	\$ 576,836
Total Payroll Taxes and Benefits	\$ 177,073
Total Leases, Contracts and Insurance Costs	\$ 298,612
<b>Total Operating Expenses</b>	<b>\$ 1,686,184</b>
<b>Total Operating Income</b>	<b>\$ -</b>

<i>Unit Type</i>	<i>Per Unit/Week</i>
Studio or One Bedroom	\$ 294.00
Two Bedroom	\$ 565.00
Penthouse	\$ 841.00

**REMINDER!**  
**ANNUAL MEETING**  
**FEBRUARY 23, 2008**

If you would be interested in serving on the Maritime Homeowners Association Board of Administration please fill out and send in a Nomination Form that can be found on the website at [www.maritimebeachclub.com](http://www.maritimebeachclub.com).