

# WINDY NEWS

*A Newsletter for the Homeowners of Windy Shores II MOA*



## President's Message

The first 16 balconies are finally complete! The other 16 will be replaced this winter. The quotes for the second set ranged from \$102,000 to \$145,000 but included additional costs for band replacement and partition walls as needed. The Board of Directors did not like the possibility of any additional cost so one contractor was selected to re-quote (without any add-on prices) on a railing design the same as the street balconies and using stainless hardware. The construction should start in December 2007 and be completed the middle of March 2008. There is a daily penalty clause if the completion date is not met. The total cost of the balcony project for 32 units will be between \$210,000 and \$260,000.

Other major projects planned for the common areas during the winter of 2007/2008 are hallway carpet and waterproofing the stucco on the north and south ends. Wireless Internet can be provided to all 32 units for a monthly fee of \$90.00 (\$2.81 a month per unit). The installation cost is \$3,000. We will be discussing this item at the annual meeting.

Included with the newsletter is a proposed amendment to change the master deed so that motorcycle parking can be restricted to the overflow parking lot. This will require a 100% "yes" vote in order to implement the change. **Be sure to vote.** The moving of the grills to the ocean side of the building was rejected due to the potential fire hazard (stronger winds) and reports of problems with smoke from people who stayed in other resorts.

The 2008 HOA Budget increased by \$6,689 (4.4%) over the 2007. The main change is in the Reserves, which were increased by \$8,000 with some offsetting savings to reduce the impact. The insurance assessment will be the billed amount, which is expected to increase by about 10%.

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## NOTICE OF ANNUAL MEETING WINDY SHORES II ASSOCIATION OF MULTIPLE OWNERS, INC. NOVEMBER 03, 2007 AT 11:00AM

Dear Homeowner:

Please be advised that the Annual Meeting of Windy Shores II Association of Multiple Owners, Inc. will be held on Saturday, November 03, 2007, at The Maritime Beach Club, 400 N Ocean Blvd., North Myrtle Beach, South Carolina. The meeting will convene at 11:00AM, prevailing local time.

Enclosed you will find a self-addressed business reply proxy. Please fill this proxy out and return it to us as soon as possible. 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, November 01, 2007. Don't let this date slip up on you. **If you attend the meeting, your proxy will be rescinded and you may cast your vote in person.** We would rather have you attend, but if you cannot attend, please return the proxy immediately.

The purpose of the meeting will be to elect members to the Board of Directors, and transact any other business that may come before the meeting. Please participate.

Sincerely,

Kenneth L. McKelvey, CPA, RRP  
President/CEO  
Defender Resorts, Inc.



**President's Message Cont.**

The 2008 Timeshare Budget increased the maintenance fees from \$599 to \$624 per unit week due to increases in insurance, master association dues and housekeeping.

Timeshare will also have a special assessment of \$145 per unit week to cover the new balconies.

Major Timeshare projects for 2007/2008 are tile replacement and interior painting. The furnishings replacement is scheduled to start in the 2008/2009 off-season.

Respectfully submitted,  
Ken Nichols, President of the HOA and AMO Boards

**FROM THE DEFENDER REALTY  
CORNER**

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 booming here for a number of years now and 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 two bedroom, you would have a value of 41,500 points in RCI. You have a number of ways you could use those points. You could use over four and half weeks of vacation time each year, exchange into a resort that has a higher rating than Windy Shores II, or use the week you own at Windy Shores II. This can be done year after year. Contact Michael Marcus with Defender Realty at (843) 272-7376 Ext. 809 for complete information and discounted packages.

Contact us regarding a before-and-after Thanksgiving Special Sale. We have a few weeks in a two bedroom 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 \$2,500, but at this special sale they will be offered at only \$795. Call today at (843) 272-7376 Ext. 809 and speak with Michael 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

**Helpful Tips from Owner Services...**

Maintenance Fee anxiety? Consider pre-paying your next year's bill.

- 1) Pay your \$624.00 Fee for 2008.
- 2) Pay us \$50.00 a month toward 2009 Maintenance Fees.

Send a check each month or use Online Bill Pay at your bank to do the job for you. For more information, call Katrina at (843)449-1354 x 231.

Sell your unit? We need the following information to make the change:

- 1) A copy of the new deed stamped by the Horry County courthouse.
- 2) A \$32.00 transfer fee made out to Defender Resorts.

For more information, contact Emily Baxter at (843)449-1354 x 230.





### Manager's Corner

We have experienced a fantastic year at Windy Shores II and I hope each of you have had the opportunity to enjoy yourselves this year in North Myrtle Beach. For those of you who may not have had the opportunity to visit, I would encourage each of you to do so at your first opportunity.

First of all, I am happy to report that the first phase of the balcony project is being completed this week and bids have been sent out to numerous contractors so that phase two can begin before the end of the year.

Several improvements have been made to the property and more are just around the corner. Each timeshare unit now has a new set of balcony chairs and table, new DVD's have been installed in the units, and new medicine cabinets have been installed in each bath and several units have had new air conditioners installed.

The parking garage has been painted and a new sewer pipe has been installed as well as new pipe hangers. Our landscaping has really improved as we have many new plants and mulch added to enhance the overall appearance. The pool deck has been painted and a new pool pump has been installed as well as a new pool gate. We have also added two new luggage carts and had new dryer vents installed that are up to code.

In the near future, we will be addressing the need to replace those units that have broken tiles in the kitchens and baths. Due to the fact that these tiles have a tendency to break quite often, the Board of Directors has suggested that they be replaced with a high-grade vinyl. Other projects that will take place will be the replacement of the kitchen ranges with new ones as well as matching microwaves on an as-needed basis. We will have the north and south ends of the building waterproofed, recaulked, and repainted. Furthermore, we have it in our plans to consider having new hallway carpet installed in the future.

Due to the fact that our occupancy has been running very high this year, we have not been able to address some of these issues as yet, however, once it slows down and we can gain entry to the units, we will make many of these happen.

I want to thank the Windy II Board of Directors, both the AMO and the HOA, for their professionalism and their eagerness to improve the resort. They are a pleasure to work with.

I look forward to meeting and serving each and every one of you in the near future.

Carson Ray  
General Manager

## 2008 Interval Calendar

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

**WINDY SHORES II MOA  
2008 APPROVED BUDGET**

	<i>Total 2008 Budget</i>	<i>By Unit 2008 Budget</i>
<b>Operating Revenue</b>		
Maintenance Fee Billing	\$ 509,882	\$ 555
Allowance for Uncollectable Fees	\$ (60,676)	\$ (66)
Maintenance Fees - Prior	\$ 5,389	\$ 6
Insurance Assessment	\$ 62,576	\$ 68
Interest and Late Charges	\$ 5,421	\$ 6
Rental Commission/HOA Rentals	\$ 422	\$ 0
Sale of Weeks	\$ 350	\$ 0
Flex Fees	\$ 655	\$ 1
Bank Interest	\$ 3,452	\$ 4
Miscellaneous	\$ 30	\$ 0
<b>Gross Operating Revenue</b>	<b>\$ 527,501</b>	<b>\$ 575</b>
Transfer Funding to Reserve	\$ 72,000	\$ 78
Deficit Reduction (Operating)	\$ 15,000	\$ 16
<b>Total Deductions from Gross</b>	<b>\$ 87,000</b>	<b>\$ 95</b>
<b>Net Operating Revenue</b>	<b>\$ 440,501</b>	<b>\$ 480</b>
<b>Utility Expense</b>		
Electricity - Units	\$ 23,110	\$ 25
Telephone	\$ 9,360	\$ 10
<b>Total Utility Expense</b>	<b>\$ 32,470</b>	<b>\$ 35</b>
<b>Housekeeping Expense</b>		
Cleaning Supplies	\$ 4,399	\$ 5
Contract Laundry	\$ 9,736	\$ 11
Deep Cleaning	\$ 1,780	\$ 2
Contract Housekeeping	\$ 33,390	\$ 36
Room Purchases	\$ 6,111	\$ 7
<b>Total Housekeeping Expense</b>	<b>\$ 55,416</b>	<b>\$ 60</b>
<b>Maintenance Expenses</b>		
Maintenance Interiors	\$ 7,389	\$ 8
Uniforms	\$ 300	\$ 0
Tools and Equipment	\$ 75	\$ 0
Repairs to Equipment	\$ 50	\$ 0
<b>Total Maintenance Expenses</b>	<b>\$ 7,814</b>	<b>\$ 9</b>
<b>Administration and General Expenses</b>		
Management Fees	\$ 36,190	\$ 39
Accounting	\$ 4,599	\$ 5
Data Processing	\$ 1,839	\$ 2
Audit	\$ 2,100	\$ 2
Board of Directors Expense	\$ 950	\$ 1
Newsletter	\$ 918	\$ 1
Postage	\$ 953	\$ 1
Bank Charges	\$ 252	\$ 0

	<i>Total 2008 Budget</i>	<i>By Unit 2008 Budget</i>
<b>Administrative &amp; General (continued)</b>		
Office Supplies	\$ 440	\$ 0
Administration Services - Maritime	\$ 36,201	\$ 39
Lockbox Charges	\$ 62	\$ 0
Space Rental to HOA	\$ 480	\$ 1
Mileage	\$ 466	\$ 1
Employee Recruitment	\$ 388	\$ 0
Dues and Subscriptions (ARDA)	\$ 155	\$ 0
Miscellaneous	\$ 1,112	\$ 1
Homeowners Meeting	\$ 235	\$ 0
Legal Fees	\$ 15,740	\$ 17
Printing	\$ 1,608	\$ 2
<b>Total Administrative and General</b>	<b>\$ 104,688</b>	<b>\$ 114</b>
<b>Salaries and Wages</b>		
Salaries - Administrative	\$ 7,930	\$ 9
Salaries - Maintenance	\$ 15,359	\$ 17
Salaries - Housekeeping	\$ 8,192	\$ 9
401K Matching	\$ 227	\$ 0
Employee and Resort Incentives	\$ 779	\$ 1
<b>Total Salaries and Wages</b>	<b>\$ 32,487</b>	<b>\$ 35</b>
<b>Payroll Taxes and Benefits</b>		
Payroll Taxes	\$ 3,513	\$ 4
Workmans Compensation Insurance	\$ 2,443	\$ 3
Employee Group Insurance	\$ 7,713	\$ 8
Human Resources and Processing	\$ 1,621	\$ 2
<b>Total Payroll Taxes and Benefits</b>	<b>\$ 15,290</b>	<b>\$ 17</b>
<b>Leases and Contracts</b>		
Master Association Dues	\$ 89,224	\$ 97
Master Association Insurance	\$ 62,576	\$ 68
Income Taxes	\$ 1,320	\$ 1
Property Taxes	\$ 30,757	\$ 34
Insurance (Interior)	\$ 8,459	\$ 9
Pagers	\$ -	\$ -
<b>Total Leases and Contracts</b>	<b>\$ 192,336</b>	<b>\$ 210</b>
<b>Total Operating Expense</b>	<b>\$ 440,501</b>	<b>\$ 480</b>
<b>Net Operating Income</b>	<b>\$ -</b>	<b>\$ -</b>

Maintenance Fee Assessment	\$ 556.00
Insurance Fee Assessment	\$ 68.00
<b>Total 2008 Fees</b>	<b>\$ 624.00</b>