

WINDY NEWS

A Newsletter for the Homeowners of Windy Shores II MOA

President's Message

If you travel to beach areas during the hurricane season, you need to be aware of any tropical storms and their projected paths. It has been almost 18 years since the last major hurricane (Hugo) hit the Myrtle Beach area but you should still know what to do and have in case of emergency. You may find the Internet site, South Carolina Emergency Management Department (www.scemd.com), very helpful and informative.



Defender Resort personnel have been well trained in Hurricane Preparedness. On June 14th, they held a Hurricane/Emergency Drill to ensure their policies and procedures would work. You will be happy to know that all their resorts passed with flying colors!

The insurance for our resort went up by 28% for this year, a \$21,943.00 increase (at some resorts insurance more than doubled); but we now have the proper insurance in place in case we are affected by a hurricane.

While a significant number of items have been accomplished at the resort this year (see Manager's Report), there still remains a lot of work for the end of this year and the start of next year. The most significant is the refurbishing of the remaining 16 balconies, hall carpeting, resealing
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DEFENDER REALTY'S MESSAGE BOARD

Manager's Corner



It has been a very busy year at Windy Shores II since last we met. Let me bring everyone up to date on what has been going on. We have addressed many of the items that were on our "to do" list and to name a few: we have purchased new luggage carts, installed all new exterior lights, purchased new DVD's for everyone, new medicine cabinets, new patio furniture for the balconies, replaced the pool pump, all dryer vents have been cleaned, and the parking garage along with the pool deck have been re-painted.

I am extremely happy to report that the first phase of the new balcony project is finally a day away from ending. In a conversation with the contractor, J.R. Watkins, I was advised that he is planning on correcting the height of the railing on the balcony of unit 106 Thursday, June 14th. This correction was mandated by State Inspectors from DHEC. Our Engineer, Martin Phillips, was on site and conducted the final inspection recently and mentioned outstanding improvement in the workmanship. Mr. Phillips stated that all corrections had been made, with the exception of the railing mentioned above for unit 106. He is in the process of preparing his final report for us and should have it completed this week.

We have received bids from several painting contractors to reseal, waterproof and paint the north and south ends of the building and will get the north end completed in the very near future. We want to wait a few months to get the south side finished due to high

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The Defender Realty referral program is up and running this year and benefiting a number of owners and their friends. The Owner Connection program is the best program we have ever offered our resorts. Be part of the program and help your association as well as earn money for your referrals when they visit with us. Call us today at (843) 272-7376 Ext. 809 with those names.

With the popularity of Myrtle Beach, summer weeks are increasing in price at all developer 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 \$500 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 under \$10,000 in two bedrooms on the ocean. Call us today for complete details.

We have been discussing RCI Points for sometime 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 to use those points. You could use over four and one half weeks of vacation

(Continued on Page 2)

MANAGER'S CORNER CONTINUED

occupancy and we find it unnecessary to cause such an inconvenience to our owners and guests, as parking this time of year is at a premium.

If you happen to see Jonathan, congratulate him on his recent promotion! We are proud to announce that we now have a new superintendent at Windy Shores by the name of Nick Jackson. Nick was recommended by Jonathan, and reports to date have been very positive. Jonathan was able to work with Nick prior to his departure and started him out on the right track. I think everyone will enjoy Nick.

I also want to officially announce that Julie Watson, Assistant General Manager of the Maritime Beach Club, will be overseeing Windy Shores II day-to-day operations in the same manner as I did when I was the Assistant at the Links Golf and Racquet Club. Julie arrived with lots of experience in the Hospitality Industry and I am confident that she will do a great job. I will continue to work closely with Julie and will remain active with your Board of Directors to stay the course and continue the momentum we have set in motion.

Thank you and as always, I look forward to seeing you all soon!

Carson Ray

DEFENDER REALTY MESSAGE BOARD CONTINUED

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 details.

Have a great summer and we look forward to seeing you at the resort.

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

PRESIDENT'S MESSAGE CONTINUED

and waterproofing part of the building and installing wireless Internet.

If you are interested in serving on the timeshare Board of Directors or serving as a delegate for one of the timeshare units, please send us a letter telling a little about yourself or return the nomination form included in this Newsletter. This information will be used to select personnel as Board openings occur.

Enjoy your summer and your Windy Shores II resort in Myrtle Beach!

Ken Nichols

MARK YOUR CALENDAR!



The Annual Meeting will be held November 3, 2007 at Maritime Resort, 400 N. Ocean Blvd., North Myrtle Beach, SC at 11:00 AM. Please plan to attend and give the Board your input about how you would like your organization run.

If unable to attend, please sign and return your proxy.

2007		
Saturday		
to Saturday		
W	1	Jan. 6 - Jan. 13
B	2	Jan. 13 - Jan. 20
	3	Jan. 20 - Jan. 27
	4	Jan. 27 - Feb. 3
W	5	Feb. 3 - Feb. 10
	6	Feb. 10 - Feb. 17
	7	Feb. 17 - Feb. 24
R	8	Feb. 24 - Mar. 3
	9	Mar. 3 - Mar. 10
	10	Mar. 10 - Mar. 17
	11	Mar. 17 - Mar. 24
	12	Mar. 24 - Mar. 31
	13	Mar. 31 - Apr. 7
	14	Apr. 7 - Apr. 14
	15	Apr. 14 - Apr. 21
	16	Apr. 21 - Apr. 28
	17	Apr. 28 - May 5
	18	May 5 - May 12
	19	May 12 - May 19
	20	May 19 - May 26
	21	May 26 - Jun. 2
	22	Jun. 2 - Jun. 9
	23	Jun. 9 - Jun. 16
	24	Jun. 16 - Jun. 23
	25	Jun. 23 - Jun. 30
	26	Jun. 30 - Jul. 7
	27	Jul. 7 - Jul. 14
	28	Jul. 14 - Jul. 21
29	Jul. 21 - Jul. 28	
30	Jul. 28 - Aug. 4	
31	Aug. 4 - Aug. 11	
32	Aug. 11 - Aug. 18	
33	Aug. 18 - Aug. 25	
34	Aug. 25 - Sep. 1	
35	Sep. 1 - Sep. 8	
36	Sep. 8 - Sep. 15	
37	Sep. 15 - Sep. 22	
38	Sep. 22 - Sep. 29	
39	Sep. 29 - Oct. 6	
40	Oct. 6 - Oct. 13	
41	Oct. 13 - Oct. 20	
42	Oct. 20 - Oct. 27	
43	Oct. 27 - Nov. 3	
44	Nov. 3 - Nov. 10	
W	45	Nov. 10 - Nov. 17
	46	Nov. 17 - Nov. 24
R	47	Nov. 24 - Dec. 1
W	48	Dec. 1 - Dec. 8
	49	Dec. 8 - Dec. 15
B	50	Dec. 15 - Dec. 22
R	51	Dec. 22 - Dec. 29
	52	Dec. 29 - Jan. 5

**WINDY SHORES II MOA - BOARD OF DIRECTORS
NOMINATION APPLICATION FORM**

Windy Shores II MOA 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.

If you are interested in serving please prepare this form and return it to Defender Resorts, Inc. no later than **August 10, 2007.**

Name: _____ **Telephone:** _____

Unit/Week(s) Owned: _____

Address: _____

Education: _____

Hobbies and interest:

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

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

3. Is there anything else you would like us to know? _____

Signature: _____ **Date:** _____

Return this form to: Windy Shores II MOA BOD. – c/o Defender Resorts, PO Box 3849, Myrtle Beach, SC 29578 - Attention Jonnie Foulkes, or you may return this form by fax to 843-449-9469.

Helpful Tips from Owner Services...

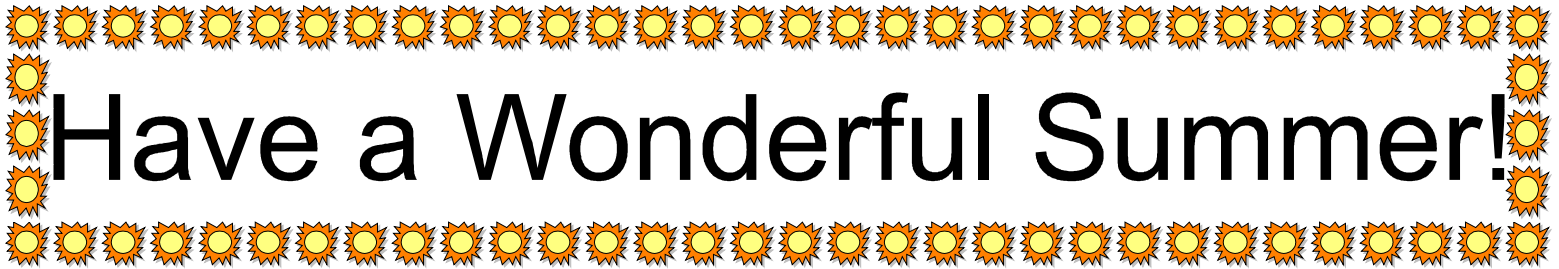
Maintenance Fee anxiety?

Consider pre-paying your next year's bill. Pay us \$50.00 a month, or any amount you are comfortable with toward 2008 Maintenance Fees. Send a check each month or use Online Bill Pay at your bank to do the job for you. Coming soon: Bank drafting will be available for future years' fees. For more information, call Katrina at (843)-1354 x 231.

Sold 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



*Defender Resorts
Professionally managed by:*

NEWSLETTER

Return Service Requested

**WINDY SHORES II
DEFENDER RESORTS
PO BOX 3849
MYRTLE BEACH, SC 29578**

<p>FIRST CLASS MAIL US POSTAGE PAID MYRTLE BEACH, SC PERMIT #167</p>
