
BRANT POINT COURTYARD

April 2009



REPORT FROM THE CHAIRMAN

John Farrington

In January 2009, all members of the 2008 BOT were reappointed to a one-year term, except for Norman Leighton, who left the Board in May and was replaced by Thomas Smyth. We want to thank the other candidates who submitted applications and hope they will stay interested.

We want to take this opportunity to thank Norman Leighton for his 8 plus years of service and acknowledge his contributions. He made numerous suggestions for the betterment of Courtyard operations.

BOARD OF TRUSTEES OFFICERS - 2009

| | |
|---------------------|-----------------|
| Chairman | John Farrington |
| Vice Chair | Shelagh Joyce |
| Secretary/Treasurer | Leo Smith |

Trustees Committee Assignments - 2009

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|---------------------------|---------------------------|
| Buildings & Grounds Chair | John Burke |
| Contracts Chair | Jeanette Topham |
| Delinquent Accounts Chair | Shelagh Joyce |
| Furnishings & Décor Chair | Thomas Smyth |
| Insurance Chair | Mandy Willsey |
| | Vincent Vacca |
| | Leo Smith |
| Legal Affairs Chair | Mary Avery Gessner |
| Newsletter/Security Chair | Brian Lilly |
| Real Estate Chair | Elaine Turrentine |
| Website Chair | Shelagh Joyce |
| On-Site Resort Manager | Dick Moran |
| VRI, VP Resort Operations | Scott Dravis |



BOARD OF TRUSTEES



The Board of Trustees (BOT) is comprised of 11 of your fellow owners. Service on the BOT is voluntary and prompted by an interest in contributing to and maintaining the Courtyard for all to enjoy. Each Board member chairs a committee or is assigned to work on a committee. The BOT is responsible for establishing the operating policies, obtaining funds and approving the expenditures necessary to maintain and enhance the facilities for the benefit of all owners, guests and renters. Every Board member devotes countless hours of personal time for the benefit of the Courtyard. I want to extend my personal thanks to all members of the BOT, to Dick Moran, and Scott Dravis of VRI, all of whom worked very hard this past year to ensure the Courtyard was properly maintained and running in an efficient manner. I know their dedication will continue in 2009 and we are anticipating another successful year.

Should you have any questions or concerns relative to Courtyard operations, I encourage you to write to me in care of VRI, P.O. Box 399, Hyannis, MA 02601, or e-mail me at jbf1105@aol.com.

BOT MEETINGS

A reminder... meetings of the Board of Trustees are open to **all** owners. You are encouraged to attend these meetings – they offer an excellent opportunity to learn what is happening at the Courtyard and to meet the Trustees who are responsible for managing your affairs. This also is an opportunity for you to provide your input relative to matters at the Courtyard. The BOT typically meets four times a year: January, April, August, and November. The meetings, including the Annual Meeting, are generally held at the Hilton Garden Inn by the Providence Airport in Warwick, RI. The specific dates and location for these meetings may be obtained by calling VRI at 508-771-3399, or e-mailing me at jbf1105@aol.com.

SPECIAL NOTICE

It has come to our attention that some owners may not have had deeds recorded for their Time Share Interval at the Courtyard, purchased from the original developer, Brant Point Nantucket, Inc. While we do not believe the problem to be wide spread, this appears to be the case for some purchasers who acquired their interval(s) in the early 1980s. If you purchased your interval(s) from an existing owner and an attorney handled the transaction, the attorney would have verified title at the time of your purchase.

We suggest that you check to make sure you have a recorded deed, or a copy thereof, in your possession. Evidence of a recorded deed (with deed stamps) will be important in the event you want to sell or transfer title to your interval(s). If you can't find or don't have a copy of your deed you can check with Nantucket County to see if a deed has been recorded in your name by going on-line to <http://www.masslandrecords.com/malr/index.htm> select the "Nantucket" registry. When the Name Search box appears, enter your name; select the "Grantee" button; under Document Type select "Deed" and "Nantucket" for Town. Then hit "Search". If a deed has been recorded it should be listed and you can obtain the Book/Page by clicking on the on-line listing. If you find the deed listed, you can be assured that your deed has been recorded and you do not need to do anything more. If you would like a copy of the deed, you can contact the Nantucket Registry of Deeds at 508-228-7250.

If you find that a deed has not been recorded in your name, you may contact Dick Moran to determine what steps you should take to get a deed issued in your name.

FINANCIALS

Although this year's budget included an increase in fees, the increase was roughly one half of last year's increase and generally comparable to the cost of living increase in the area. Through an aggressive program of chasing down a number of owners who were seriously in arrears in paying their assessments, we obtained what is referred to as a Deed in Lieu of Foreclosure. This procedure

allows the Association to recover title; in return, the Association forgives the debt, and then we turn around and sell the week and get new owners who, hopefully, will pay their assessments in a timely manner. We sold eleven weeks and therefore had more paying weeks to spread the 2009 assessment burden over than we had in 2008. We used some of the money we received in sales income as part of the funding for the 2009 budget and not only were we able to have a lesser percent increase than last year but we were ultimately able to make a contribution to the Reserve Fund of over \$28,000.

TIMELY PAYMENT OF FEES

It is important to remember that if you have not paid your annual fees you, a guest, or a renter will be denied the use of your unit until the fees are paid. It would be extremely embarrassing if an owner, guest, or renter arrived at the Courtyard and is denied access because the fees have not been paid. **There are no exceptions** permitted under the *Condominium Trust Regulations* that would allow use of the unit under these circumstances.

EARLY ARRIVAL/CHECK-IN

Check-in time is 4:00 p.m. This allows ample time for the units to be cleaned and freshened up after use by the previous occupants. If you arrive early and your unit is ready, you may occupy the unit. If you arrive early and your unit is not ready, please do not ask that it be cleaned out of sequence. The current schedule allows for all units to be cleaned in a timely fashion.

NOTIFICATION AND USE OF UNIT

Please notify Dick Moran, the on-site manager, if you will be using the unit personally or if it will be occupied by relatives, friends, guests, etc. It is very important that the occupancy guidelines be adhered to. See the occupancy limits, by unit, below. **These occupancy limits will be strictly enforced.** Failure to comply with these limitations could adversely impact our insurance coverage. Your cooperation in ensuring that you, your guests,

or renters comply with these limitations will be appreciated.

Four (4) people

Units A1, A2, A3, A4, A5, A7, A8, C1, C4, and C7

Six (6) people

A6, C2/3, C5/6, and D1

Should there be a last minute change in your plans and you find you are unable to use your unit, consider calling Dick Moran -- he might be able to arrange for your unit to be rented.

SECURITY



Although the Courtyard and Nantucket are relatively safe, we have added interior locks to all doors and a security jam bar for the sliding doors. We encourage you to lock your unit if you will be away for an extended period.

TELEPHONE NUMBER AND E-MAIL ADDRESS

It is important that you keep BPC and VRI advised of your current telephone numbers and e-mail address.

BUILDINGS & GROUNDS REPORT

*John Burke, Jeanette Topham,
Dick Moran*



The off-season this year was another busy one at the Courtyard. The most obvious change that will greet you when you return will be the fact that the willow tree is no longer in the Courtyard. We had to cut it down due to disease. At this point, we have decided to seed the area with grass for this coming season. The Courtyard without the willow tree appears much more spacious. Before the start of the next season, we will ask for opinions from the owners to determine if we should replant a tree or leave the space open.

Some other projects have been done this winter, as well. We should have a new deck completed shortly on the 'C' building. The kitchen doors in all 'A' building units, with the exception of A-6, will be

replaced with new Andersen sliders. The doors have been fitted with high quality security locks. Finally, all of the units have had new toilets installed, which should reduce our water costs. We hope all of the changes will make your time in your unit more enjoyable.

FURNISHINGS AND DECOR REPORT

Mandy Willsey



Listed below are some of the improvements to units in 2009.

New queen sofa beds and chair for Units A-7 and C-4

New entry area rugs in A units

New dining room chairs in A-2 and A-5

Additional kitchen cookware (pots/pans) in each unit

Woodwork on coffee tables in C units have been refreshed'

REAL ESTATE REPORT, SPRING 2009

Elaine Boudreau Turrentine



The past year has been an eventful one for the Real Estate Committee. Through the diligent efforts of Scott Dravis and the Delinquent Accounts Committee, we were finally able to obtain deeds on 17 weeks that had been in delinquency for a number of years. This was due to several reasons: the owners had disappeared, the owners of record were deceased and the deed had passed through estates with current owners unknown, the deeds had never been recorded, or a variety of other reasons.

We had a special bid by mail sale last May and successfully sold 11 of the weeks, bringing an additional \$44,000 into the Courtyard, thus assuring that the annual fees will now be paid. This will help to minimize the rise in your annual fees in the future.

As a result of the new deeds, we have the rare pleasure of offering May weeks to our owners, friends & neighbors. Both are in the Captain's

Cottage, Unit D1, which sleeps 6 and has 2 full baths.

One is for Week 18, May 2-9 this year, when the cherry trees begin to bloom in the Courtyard and all over the island – a lovely time of year to be on the island. The price for Week 18 is \$1500. The other is for week 21, May 23-30 this year, which begins Memorial Day weekend – the kickoff to summer and an exciting time and place to spend the holiday with family and friends. We are offering Week 21 for \$4500.

We also have added a Week 47, November 28 – December 5, which includes Stroll events at the end of the week as the Stroll Weekend events begin on Thursday. This is in A7, a one bedroom, 1.5 bath townhouse sleeping 4. The asking price, as we are anxious to start receiving annual fees, is a mere \$100.

Sales will be on a first come, first serve basis, so contact me soon!

I hope that you will continue to enjoy the island as much as I do. I was married on the island last year and it is now ever dearer to my heart.....

TECHNOLOGY

Shelagh Joyce



Just a FYI for those new owners who have joined us in the last year – there is wireless internet access available in all the units for a daily or weekly fee. Please refer to the instruction sheets in each unit for additional information.

CONTRACT UPDATES

Shelagh Joyce

Last November, the BOT and Dick Moran mutually agreed to extend his contract through December 2013. We think you would all agree that Dick is a huge asset to the Courtyard. We appreciate all of his hard work, creative solutions to issues, and his prompt follow through.