

**RIVERVIEW RESORT CONDOMINIUM TRUST
BOARD OF TRUSTEES ORGANIZATIONAL MEETING MINUTES
Friday, September 19, 2008**

I. CALL TO ORDER/ROLL CALL

The meeting of the Board of Trustees was called to order by Dan Mardirosian at 9:45 a.m. The following persons were in attendance:

Board of Trustees:

Stuart Allen
Roy Fraser
Dan Mardirosian

Absent:

Alex Fogel
Ted Schuster
Jack Hellmann, Advisory Member

Vacation Resorts International and Resort Staff:

Michael McManus, Director of Resorts/VRI
Israel Soares, General Manager

Others:

Dan Gallagher, Advisory Member

II. APPROVAL OF AGENDA

MOTION: Roy Fraser moved to approve the agenda as written. Motion was seconded by Dan Mardirosian and approved unanimously.

III. APPROVAL OF PREVIOUS MEETING MINUTES (05/31/08)

MOTION: Roy Fraser moved to approve the May 31, 2008 Meeting Minutes as written. Motion was seconded by Dan Mardirosian and approved unanimously.

IV. MANAGEMENT REPORTS

A. Resort Update

Israel Soares updated the Board on the following items:

Administrative:

- Front desk staff worked with VRI, RCI and VI relocating all guests during the renovations and patio construction project, handling all requests and issues with no major problems.
- Riverview Resort welcome packages were created for new owners.
- New reservation reminder cards were designed and are now being mailed to owners 90 days prior to arrival

Maintenance:

- Regular quarterly pest control inspections have been completed and no infestation problems were detected.

Improvements:

- Balcony and landscaping repairs have been completed.
- Beach passes were purchased this summer for \$1,500 and rented 458 times generating \$2,290.

B. Financials

Michael McManus distributed and reviewed the July 31, 2008 financial statements. Included in the review were the Cash Balances Report, Accounts Receivable Summary, Balance Sheet, Comparative Income Statement, and Cash Flow Analysis.

Michael McManus confirmed that the Board received a copy of the auditor report for December 31, 2007, and the financial statements from Bloom, Cohen, & Hayes, LLC.

C. Status of Colebrook Loan

Michael McManus distributed an analysis of the Colebrook loan prepared by Jonathan DelNegro on June 25, 2008. Michael reviewed the terms on the \$600,000 loan that was financed in 2006 and then refinanced in 2008 with an additional draw of \$300,000. Michael reported that Riverview is current on all financial obligations to Colebrook.

V. NEW BUSINESS

A. Election of Officers

Michael McManus reviewed letters of resignation from Alex Fogel and Ted Schuster. Alex Fogel cited scheduling conflicts as the reason he is no longer able to participate. Ted Schuster explained that personal reasons preclude him from continuing on the Board. Both resignations were effective as of today's meeting.

The Board accepted these resignations with regret, recognizing Ted and Alex's many contributions and service to the resort and its owners.

MOTION: Roy Fraser moved to accept Ted Schuster and Alex Fogel's resignations and to appoint Jack Hellmann and Dan Gallagher to fill the remaining term of their unexpired seats. Motion was seconded by Dan Mardirosian and approved unanimously.

MOTION: Roy Fraser moved to appoint Dan Mardirosian as President, Dan Gallagher as Treasurer, and Jack Hellmann as Secretary. Motion was seconded by Dan Gallagher and approved unanimously.

B. Advisory Committee

The Board directed management to contact Ralph Brown and see if he would be interested in attending the next Board Meeting on November 21st, 2008 to interview for a seat on the Advisory Committee.

C. Conserve Energy / Solar Power

Dan Gallagher requested that the Board consider the following energy options:

- Solar Power
- Energy Conservation- Incentive Programs
- Pool water temperature
- Washer / Dryer
- Cell Tower

Dan will continue his research and present bids at the next meeting.

VI. OLD BUSINESS

A. Sales

Management reported that Doug Errico is finalizing the documentation for a lease program. The documentation will be used by sales to sell units, unfortunately it has taken the resorts attorney longer than what was originally expected and sales have not been able to move forward.

The Board asked Rich Muller and Michael McManus to send a letter to Doug Errico requesting an update on the status of the documents for the lease of units.

B. Parking Lot / Gutters

Michael McManus reported that the parking lot project has been completed and was under budget. The landscaping, lighting and new sign have been installed. Management is obtaining bids to install gutters on the river side of the building.

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C. SeaWinds II

Michael McManus distributed the proposed Sub-Management Agreement and Addendum B, Schedule of Fees that was prepared and negotiated and recommended by Ted Schuster and David Rapaport, Treasurer for Seawinds II. Michael stated that the term of the agreement is nine years and he reviewed the costs that would be incurred by the respective resorts.

MOTION: Roy Fraser moved to approve the Sub-Management Agreement and Addendum B as presented with the following addition: Riverview Resort Board requests that the Managing Agent, VRI, is to provide the Board with monthly updates as the status of Seawinds payments to Riverview. Motion was seconded by Dan Mardirosian and approved unanimously.

VII. OTHER

A. Open Discussion

The Board reviewed the following topics that were presented at the Annual Meeting:

- Extended hours of operation for the owners lounge.
- Solar power.

The Board requested these items be added to the next meeting agenda.

B. Next Meeting Date

Regular Board Meeting on Friday, November 21, 2008 at 9:00 a.m. at Riverview Resort.

VIII. ADJOURNMENT

MOTION: There being no further business, Dan Gallagher moved to adjourn the meeting at 11:45 a.m. Motion was seconded by Roy Fraser and approved unanimously.

Dan Mardirosian, Acting Secretary

MJM/jmf

rvr: 091908min