



Annual Meeting Reminder via Zoom Saturday, September 9, 2023 at 10:00 a.m.

To join the Zoom meeting, please go to:

<https://us06web.zoom.us/j/81030198042?pwd=RDE2TFZJZ0FVbG9jNWRhYVRTQ2FsZz09>

and enter in the **Meeting ID: 810 3019 8042** and **Password: 375053**. If you prefer to attend the meeting via phone, please dial (646) 558-8656 and enter in the Meeting ID and Password above.

You are invited as an owner of a timeshare interval at Riverview Resort Condominium Trust, to be present or represented by Proxy at the Annual Meeting of Owners on **Saturday, September 9, 2023 at 10:00 a.m.** for the following purposes:

1. To elect two (2) Trustees
2. To transact such other business as may properly come before the meeting.

Owners in good standing are entitled to vote at the Annual Meeting of Owners and all adjournments thereof. Since a quorum of owners is required to transact business, all owners are urged either to attend the meeting or to be represented by Proxy.

It is vitally important that you mark, sign, date and return the enclosed Proxy/Ballot to reach us no later than Wednesday, September 6, 2023 at 2:00 p.m.

Annual Meeting Agenda

- I. INTRODUCTIONS
- II. PROOF OF MEETING NOTICE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES
- V. PRESIDENT'S REPORT
- VI. MANAGEMENT REPORTS
- VII. ELECTION OF TRUSTEES
- VIII. QUESTIONS AND ANSWERS
- IX. ELECTION RESULTS
- X. ADJOURNMENT

Familiarize Yourself with Riverview Resort's Billing Policy

The 2024 Annual Maintenance Fee Invoices will be mailed out to all owners in July. Included with your invoice will be the Riverview Resort Assessment Billing and Collection (ABC) Policy. This billing policy is included with your invoice every year and we strongly encourage owners to read and familiarize themselves with this policy. Payment of the 2024 annual fees is due by January 1, 2024. Please note that your use week reservation cannot be guaranteed if payment of the 2024 fees is received past the January 1st due date.

If you require assistance or are unable to pay your entire balance by January 1, 2024, please contact the Member Services Department at (800) 999-7140 prior to January 1, 2024, to set up a satisfactory payment arrangement (additional administration fees may apply).

INSIDE THIS ISSUE: Resort Update ■ Candidate Profiles
2022 Annual Meeting Minutes ■ Proxy/Ballot

Resort Update From General Manager Jeff Phillips

Heart-felt greetings to all Riverview Resort owners. We hope everyone is enjoying the summer season. Whether you vacation at Riverview Resort this year or travel elsewhere, we hope that you make vacation memories that last a lifetime!

I am happy to report that after 19 months of hard work, Riverview Resort has reached a final settlement with insurance. All 18 damaged rooms have been restored and are back to being occupied and enjoyed by owners and guests. The right half of the roof has been fully replaced, with the left half of the roof slated to be replaced late this fall.

For the owners who were impacted by this claim, we thank you for your patience, understanding, and cooperation. We also thank all the owners who have been regularly checking in on the resort and staff. Your continued support is always appreciated!

CANDIDATE PROFILES

* INDICATES INCUMBENT

*Lindsey Dowling

Interval Weeks Owned: Week 28
Address: Raynham, MA

Education: ADN Massasoit Community College
BSN Baystate College 2016

Qualifying Experience: I have been an owner at Riverview since 2006. Since 2015, I have been on the Board, first as an advisory member and later as an elected member.

Objectives as Trustee: My family and I love Riverview. We use our week every year. My objective as a Trustee is to continue to work to ensure Riverview remains a clean, well-managed, well-maintained resort for owners and visitors. I hope to continue to serve to protect the rights of the owners.

Richard Heese

Interval Weeks Owned: Week 28
Address: Saugerties, NY

Education: Associates Degree - Finance

Qualifying Experience: I have been in banking since 1969. Experienced in residential and commercial lending. Analyzing financial statements as well as personal and business tax returns. Serve on the Board of a not for profit housing agency that oversees over 800 apartment rentals as the chairman of the Finance Committee.

Objectives as Trustee: To review the financials of the resort and look for efficiencies in the operations.

RIVERVIEW RESORT CONDOMINIUM TRUST
ANNUAL OWNERS MEETING MINUTES
September 10, 2022

I. INTRODUCTIONS

The 2022 Annual Meeting was called to order by Justin Smith at 10:02 a.m. The following persons were in attendance via Zoom:

Board of Trustees:

Frank Ferraro, President
Antone Viveiros, Vice President
Dennis Ducharme, Secretary
Ward Johnson, Treasurer
Lindsey Dowling, Director

Advisory Committee: Ray Slater

VRI Americas (VRI) and Management Staff:

Justin Smith, Vice President of Resort Operations/VRI
Jeff Phillips, General Manager

II. PROOF OF MEETING NOTICE

Justin Smith stated that the notice of today's meeting, pursuant to Trust documents, was delivered to the owners at their address of record via regular mail in the June and August 2022 newsletters.

III. APPROVAL OF AGENDA

MOTION: Upon motion made and seconded, the agenda was approved unanimously.

IV. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES

MOTION: By motion made and seconded, the reading of the September 11, 2021 Annual Meeting minutes was waived, and they were approved unanimously.

V. PRESIDENTS REPORT

Justin Smith provided the President's Report as Frank Ferraro had connectivity issues. Justin commented that this has been a very challenging few years due to the COVID-19 pandemic and the Nor'easter that severely damaged the Resort's roof and 18 of the units. Although the insurance company is handling this issue, it has still been extremely frustrating.

VI. MANAGEMENT REPORTS

Jeff Phillips presented his General Manager's Report which included the following:

- Recap of Phase I Renovations, completed in 2020.
- Recap of Phase II Renovations, completed in 2021.
- Recap of Phase III Renovations, completed in 2022.
- Recap of Phase IV Renovations, scheduled for this off-season.

Jeff further discussed the storm damage and insurance claim from the Nor'easter that damaged the Resort in October 2021. The storm hit unexpectedly with winds

reaching 100 mph folding back portions of the Resort's roof and caused water damage to 18 of the units. This is a very extensive claim and is still being settled through the insurance carrier.

Justin Smith reviewed the following:

- A summary of the 2021 Year-End Income Statement. The report reflected a \$110,661 Net Operating Loss in 2021 due to the insurance claim and increased bad debt.
- A summary of the Income Statement through the end of July 31, 2022. The report reflected a Net Operating Income of \$221,099 primarily due to the insurance claim reimbursement being received from the insurance carrier.

Justin further reported that the 2023 Budget is still being worked on. 2023 has been a strong financing year for the Resort allowing yearly maintenance fee invoices to be mailed later into the year. This has also proven to be advantageous as projected expenses continue to change on a regular basis in 2022 due to the extremely high inflation. This will allow the 2023 Budget to be as actual as possible.

Invoices are anticipated to be mailed out to owners in early October 2022.

VII. ELECTION OF TRUSTEES

Justin Smith stated that Antone Viveiros had chosen not to re-run for the Board of Trustees after serving on the Board for more than 10 years. Justin thanked Antone for his time on the Board and the contributions to the Resort.

Justin reported that there are two (2) open seats on the Board with three candidates running and reminded everyone that the candidate biographies were mailed to the owners prior to the meeting. Justin stated that proxies were to be received by 2:00 p.m. EST on Wednesday, September 7, 2022.

MOTION: A motion from the floor was made, seconded, and approved unanimously, to close nominations and to elect Ward Johnson and Raymond Slater to three-year terms.

Justin thanked Andrew Montes-Dyott for running for the Board of Trustees and encouraged him to run again in future years.

VIII. QUESTIONS AND ANSWERS

The floor was opened to questions and comments.

IX. ELECTION RESULTS

Discussed under VII. Election of Trustees.

X. ADJOURNMENT

MOTION: By motion made, seconded, approved unanimously, the meeting was adjourned at 10:50 a.m.



c/o VRI Americas
P.O. Box 399
Hyannis, MA 02601-0399

PRSR FIRST
U.S. POSTAGE
PAID
PERMIT 58
HYANNIS, MA

Contact Information

Riverview Resort

Phone.....(508) 394-9801
Fax.....(508) 394-6012
Website: www.theriverviewresort.com
facebook.com/theriverviewresort

Exchange Information

RCI.....(877) 874-3334
Interval International(800) 828-8200
Trading Places(800) 365-7617

Vacation Owner Services

Assessment Billing and Collection(800) 999-7140
Email: memberservices@vriamericas.com
Hours..... Monday – Friday 11:00 a.m. — 8:00 p.m.

Reservations, Maintenance Fee Payments and Owner Care Services.....(833) 883-0198

Hours..... Monday – Friday 9:00 a.m. — 8:00 p.m.

Still Need Assistance?

VRI Corporate Services(949) 587-2299
VRI Fax(949) 315-3753
VRI Website: www.vriresorts.com



Board of Trustees

Frank Ferraro, President
Raymond Slater, Vice President
Ward Johnson, Treasurer
Dennis Ducharme, Secretary
Lindsey Dowling, Trustee

Advisory Committee

Carol Blaisdell
Timothy Caplice

The Trustees request that you note your preference on this Proxy and return it at once to reach us prior to 2:00 p.m. ET on Wednesday, September 6, 2023.



Riverview Resort Condominium Trust

This Proxy will be voted according to the instructions indicated below. If you own multiple weeks, separate Proxies are ***not*** required. Please indicate number of weeks owned.

Proxy Solicited on behalf of the Trustees for the Annual Meeting of Owners to be held on September 9, 2023 at 10:00 a.m. (Eastern Time) via Zoom and appoints the Board of Trustees of the Association, or a majority thereof, to be the assigned Proxy, or _____ (print name of another person assigned this Proxy). If no indication is made as to who the Proxy Holder is, the Board of Trustees will be considered the Proxy Holder and may vote as they deem reasonable and proper. By this Proxy, the Proxy Holder shall have the power to represent the owner at said meeting and any adjournment thereof in the same manner as set out below. Any act the Proxy Holder shall take pursuant to this Proxy shall have the same effect as if the owner were present and so acting. This Proxy shall be used for the purpose of establishing a quorum and – if the owner so instructs – for voting in the manner the owner so directs. This Proxy shall be valid for three (3) months from the date executed unless revoked prior thereto. This Proxy shall be effective only for the specific meeting for which it was originally given and any lawfully adjourned meetings thereof. This Proxy shall be revocable at any time.

USE OF PROXY (check ONLY one) () Vote as Proxy Holder deems proper (assign a Proxy Holder above or the Board will be the assigned Proxy Holder)
 () For quorum purposes only (do not vote below)
 () Vote and cast the owner’s vote as follows below

1. Vote for no more than two (2) Candidates for Office of Trustee from the list below. (Qualifications and biographies listed in newsletter.) *Indicates Incumbent

- *Lindsey Dowling Richard Heese
- _____ Write In

2. Approval of the 2022 Annual Meeting Minutes () YES () NO

This Proxy will be voted as you have indicated above. If no indication has been made, this Proxy will be voted as the Proxy Holder deems advisable on the matters set out above, or be used for quorum purposes only. It must be signed and dated in order to be valid.

Signature _____

Date _____

Signature _____

Date _____

Email Address: _____

Please Print Name(s) Legibly _____

Unit and Week Number(s) _____

Please return in envelope provided, fax to (949) 315-3753 or email to admin@vriamericas.com in time to be received on or before Wednesday, September 6, 2023, 2:00 p.m. ET

