

BELAIR BEACH HOTEL ANNUAL NEWSLETTER 2017-2018

*Maintenance fees &
Options plus
NY office address
Update & more*

November 22, 2017

Visit our website: www.belairbeach.com

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BELAIR NEWS

We survived and everyone is okay!

Category 5 Hurricane Irma hit Sint Maarten on September 6, 2017 and devastated the island unlike anything we have ever seen before. Belair is like a bunker and structurally the building held up well, but we still sustained significant damages. Below is just a short list of the damages:

- Our roof was damaged which caused leaking
- Most of the sliding glass doors on the 1st floor and some on the 3rd & 4th floor were destroyed
- The safety railings on the 2nd, 3rd & 4th floors were destroyed
- Some bedroom windows were broken
- Hurricane screens took a beating and have to be replaced
- The furniture on the 1st floor needs to be replaced as it was damaged from the storm surge
- Pool is still intact, but we lost two-thirds of the pool deck & railing
- The roof on the Gingerbread Café, Security booth & the Houseman booth were damaged
- Watersports Hut was washed away
- Frontdesk, Reservations office, Accounting office, Sales office, Timeshare office and Director/General Manager's office and elevators had water damage
- Main air conditioning unit & building was damaged
- Sewage plant was damaged
- Solar heaters were destroyed
- Fences were damaged
- Gardens on the beach side were destroyed
- Patio/Breezeway, just off the Front desk area, was destroyed and furniture was damaged.

Thanks to all the hard work of our staff, we have been able to clean up and start to get the hotel and units in order. Although we have still not settled with the insurance company, we have started the rebuilding process. A new air conditioning unit has been installed. Twenty sliding glass doors and the safety railings have been ordered and should be ready to ship by mid-December. We will soon be ordering the furniture for the 1st floor units. We are hoping to reopen in March and as soon as we have a date, we will post it on our website.

For those owners who were not able to use their weeks due to the closing of Belair, we are able to offer two options. You can bank your week(s) with RCI and do an exchange through RCI to another location or to Belair at a later date. If you are not a member of RCI, you can call them to join at 1-317-805-8000 or 1-800-338-7777 or we can do an Internal Exchange for you. If we do an Internal Exchange, it will be based upon the week(s) you own and our availability. We will do our utmost to accommodate everyone.

On behalf of the staff, we would like to thank those owners and the "Friends of Belair Beach" for their generous donations through a campaign that was facilitated on FaceBook. We are truly humbled by your concern and generosity.

We look forward to welcoming you back to your "home away from home" in 2018!

NEW DIRECTOR

We are pleased to announce Ms. E. Patricia Evans as our new Director. Ms. Evans was formerly the General Manager at The Summit Resort Hotel, which will not reopen after being destroyed by the hurricane. She will replace Susan Heller who is retiring. We are sad to see Susan go and we wish her well.

Eco-friendly Park

There's a new adventure coming to St. Maarten in December 2017, and that is Rockland Estate Eco Park, which will be located at Emilio Wilson Estate. Take a tour of the Historic Emilio Wilson Museum which is located in a restored plantation house. Then take a ride up Sentry Hill in the Soualiga Sky Explorer chairlift to the top of the mountain where a platform encircles the mountaintop for a 360-degree view of St. Maarten/St. Martin and neighboring islands. While at the top you can do the Sentry Hill Zip Line Adventure where you can zip line over the mountain ridge. For thrill seekers, try the "Flying Dutchman", this zip line has an overall grade of 42-degrees. You will be strapped into a chair and will "fly" down the mountain-side, from the top of Sentry Hill, which is over a 2,630-foot span, at a speed of 56mph.

2018 Maintenance Fees

2018 PROJECTED BUDGET

As you can see in the accompanying maintenance fee statement, the 2018 annual maintenance fee is \$1,310 per week.

The following budget is based upon the reasonable projections for 2018:

Labor—includes all benefits	\$1,535,000
Utilities	875,000
Supplies & replacements	590,000
Linens, towels & laundry	345,000
Cable TV	29,000
G & A	240,000
Licenses, permits & computer	28,000
Insurance & related expenses	322,000
Miscellaneous	65,000
Promotions incl. Monday party	60,000
Reserve for major replacements	453,000
Hurricane Irma	430,000
Total	\$4,972,000

Please be advised that the last item in the budget is a one-time charge related to the hurricane. This item covers our large deductible and items not fully covered by insurance.

We thank you for your understanding.

Belair Management

Need to contact us?

Telephone: 1-721-542-3362 or 1-721-542-3366

For Reservations, ask for Paulina or email:
reservations@belairbeach.com

For Timeshare Administration/Owner Relations, ask for Jennifer or email: admin@belairbeach.com

We are currently updating our files and are requesting you to contact the Timeshare Office to update your mailing address, telephone numbers, email address and Social Security number. You are more than welcome to call or email us the information, send it along with your maintenance fee payment to the NY office or stop by when you are on property.

MAINTENANCE FEE PAYMENT OPTION

Avoid late fees by paying your maintenance fee on time or use the option below:

If you are unable to pay the maintenance fee in full on or before January 1, 2018, we are continuing to offer the following option:

We will allow you to break the fees up into a maximum of six (6) installments without being charged the 5% per month late fee.

Just take your bill and divide it in 2, 3, 4, 5, or 6 payments. **Then add \$10 per payment to cover the cost of processing.**

Example: if your total fee is \$1,310 and you choose to pay in five installments, your payment would be \$272 per month for five months (\$1310 fee /5 payments + \$10 per payment service charge) beginning January 1st.

The 1st payment must be received by January 1st, and you must send the appropriate payment **every month** until your maintenance bill is paid in full in order to be exempted from paying the 5% per month late fee. This will entitle you to use your time at Belair, through RCI Points or deposit your week with RCI Weeks.

NEW YORK OFFICE

Please note that the New York office has recently changed their address and telephone number. Use this address when mailing payments.

Paradise Beach Hotel
485 Underhill Blvd., Suite 203
Syosset, NY 11791
Telephone # 516-921-2600 ext. 302

If you prefer to pay by credit card, please contact the St. Maarten Timeshare Office by telephone or email.

For your convenience, we have included a mailing label along with the maintenance fee invoice this year.

