

OceanCurrents



around the resort

In October we were able to complete the largest project in recent history at your Resort. The entire parking lot has been repaved.

This included:

- Milling & removing almost two inches of asphalt on the north entry driveway and the parking lot behind the D building.
- Mixing & regrading all existing asphalt in the lot surrounding the putting green.
- New asphalt was then applied to all areas; new car stops were added and re-stripping completed the project.

You will notice that all spaces are now double-striped and width of spaces was changed to comply with current code.

We want to thank all of our owners who were here during the two week period that this project was completed for their patience and cooperation.



Within the last few months, all gas grills have been replaced. All grills are equipped with ignitors. As a reminder, if the grill doesn't light, please don't use matches or portable ignitors. **Let us know.** Gas can still be flowing to the grill and we don't want anyone to get hurt! Also, remember when those strong winds are coming off of the ocean, you may have to cook inside.

We hope you enjoy the new pool furniture! You'll notice a totally different style...longer, wider and mesh fabric. So far, comments have been very positive!

Bathroom renovations – Over half of the bathrooms are now finished. This project includes new flooring, comfort-level toilets, vanities, sinks, faucets and mirror/medicine cabinet replacement as needed. This is another much needed improvement with positive comments received from our owners and guests.

New Addition to the A Building

Striped awnings have been installed on the ocean-side of the building. Besides providing a new "look", the awnings will not cover the entire deck area, so hopefully you will all be able to enjoy the sun or shade based on your preference.

At the same time we replaced the canopy at the entrance to the D building. As a reminder, please do not throw cigarette butts over the ledge from the walkways. The awning could have lasted a little longer, but the holes were becoming unsightly and the rain takes advantage of every hole it can find!

From your Board of Directors...

We want to take this opportunity to thank all of you for your support, suggestions and comments during this past year. It takes a team of owners and dedicated staff, in partnership with vendors and contractors, to continue the success and great reputation we are currently experiencing.

As you enjoy your stay here, we encourage you to look around at the changes since your last visit, some small and some very large. In 2018, reserve expenses through November totaled approximately \$390,000. Even with significant spending on capital improvements, our diligence in controlling operational costs allowed us to keep our increase for 2019 at less than 3%.

We look forward to a great 2019 at Berkshire By The Sea!

David Cantor, President; **Mike Arnold**, Vice President; **Rich Guzzardi**, Secretary;
Ron Routson, Treasurer and **Robert Ceriello**, Director



Successful Experiment

We have received comments regarding the tile floors. And, yes, we do listen!!! There is a product on the market now called vinyl plank flooring. It came highly recommended so we tried it in a unit that had major tile cracks. What a beautiful, positive and practical solution!

The good news is, we don't have to remove the old tile so no one has to listen to the noise as a result of the removal process and we can finish an entire unit in about a day and a half rather than a week!

We were able to complete six in 2018 and keeping the budget in mind, the plan is to finish the Resort within the next 3-4 years.

Keeping Up With The Trends...

A few years ago we replaced all of the televisions with flatscreen versions. Living room televisions installed were 42" which at the time was a major improvement for the Resort. Today, the expectation is for a larger television, so we are now gradually moving to a 50" tv for the living room and relocating the 42" to the bedroom. (For safety reasons, we are not putting the larger tv in the bedrooms of the D building due to the height of the dresser.)

Call for Nominations

This year there is one expiring seat for the Board of Directors. While the incumbent may run again, any owner is welcome to submit a nomination form. Deadline for submission is February 4. Candidate Nomination Forms are available on our website under "Owner's Corner".

Berkshire by the Sea
Annual Owners' Meeting
March 20, 2019
1:00 p.m.

ANNUAL REMINDER

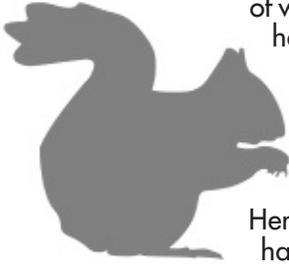
We continue to get calls from our owners that have been contacted by companies offering to "buy" their week. The majority of these are scams that will require you to pay thousands of dollars and/or not even transfer the title out of your name. Never, ever give them your personal information or credit card number. Lately we are hearing they are suggesting you attend a "free" informational dinner or breakfast. Don't go!!! Do your research. Don't be a victim!

Solution:

If you have a week that you no longer want, check out our website, berkshireresort.com. Under the Owners' Corner you will find the Wanted to Buy list. If there is someone looking for the week you want, give us a call and we will give you their contact information.

Our Squirrel Village

Many of you have noticed and enjoyed our squirrel feeder in the front of the office. What started as two pieces of wood with a screw to hold the corn cob has definitely started a competition! First Sergio built a little "shack" from some old pieces of wood. We called it the cheap rent district and gave it a number – 154 (the last unit number at the Resort is 153). Then Heron came along with his version....it has a peaked roof, even a couple of cutouts and balcony with a railing.



Well, then we met David – an exchange guest from Michigan... with too much time on his hands! We noticed him out in front early in the mornings really studying the area and our 2 little houses. Over time we got to know him and figured out that he obviously had a talent and interest in woodworking. He told us to watch the mail....and a few weeks after his departure, we received the "honeymoon suite"...complete with tongue & groove construction, real windows, an awning & artificial turf!!!

berkshiresort.com

Website

We continue to work on improving our website with updated & useful information for our owners. It has already been a source of information during hurricanes and has offered many of you the opportunity to buy and sell weeks between yourselves and check the availability of association-owned weeks.

Although our world continues to depend more and more on electronic sources of information, we encourage all of you to never hesitate to call us if you have questions or would like to offer your comments or suggestions. It takes all of us - the Board of Directors, Staff and Owners to create the best Resort possible.

Berkshire By The Sea

2019 Budget

The Board of Directors met for their annual budget workshop in November. We are very pleased to announce an increase of less than 2.5% *and again our fees are among the lowest in South Florida!*

As you get ready to pay your 2019 fees, remember that there is a discount if you pay by check. Especially for those owners with multiple weeks, the savings do add up! Credit card payments can be made by phone by calling the Resort at 561-276-8400 or the management company (VRI) at 800-228-2968.

And, remember, fees must be paid before you take occupancy!



Reminders:

To those of you with "toys"

Due to code restrictions, which lessened the number of parking spaces, and a changing neighborhood, we can no longer accommodate your motor homes & trailers. We encourage you to make other arrangements prior to your arrival.

Please plan accordingly!

Check-in time is 4:00 p.m. Sometimes, but not always, the Resort is ready earlier. We continue to have owners showing up as early as 9:00 a.m. hoping to check-in. Your cooperation and understanding is needed as we prepare the Resort for your arrival.



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