

8/29/08  
Mr. Dan Frawley - Chairperson  
SSAI – PPC  
PO Box 768  
East Falmouth, MA 02536

Dear SSAI Members and Seacoast Shores Residents,

*FINISH THE RACE*

We have adjusted our tactics to enable us to complete the Marketing Phase for the proposed new Clubhouse, Pool and Tennis Court Project. The changes are summarized below:

- New Goal: 200 Investment Share Owners
- Turn 3 Dials to Finish the Race
  - Dial Down the Cost – from \$1,320,000. to \$1,200,000.
  - Dial up the Dollars per Member – from \$4,500. to \$5,400.
  - Dial up the # of Resalable Investment Units – 25 at \$5,400.
- Modify & Integrate Legacy Club
- Close “Marketing Period” & Begin Construction in 2009

The presentation to the SSAI BOD in support of these adjustments that were approved by the SSAI BOD on August 27, 2008 is posted on our web-site at [www.seacoastshores.com](http://www.seacoastshores.com)  
The updated presentation that the PPC will be providing at its future Marketing Phase Information Meetings is also posted on the association web-site.

At a special meeting for Investment Share Owners in mid- August we received unanimous approval from approximately 75 members to move forward with the *adjusted tactics*. A presentation of the *adjusted tactics* was made at an open meeting at the SSAI Clubhouse on August 30, 2008.

Resalable Investment Shares– detailed information about this plan will be provided again at the October 4<sup>th</sup> and 5<sup>th</sup> meetings at the SSAI Clubhouse. The late October SCAN will also provide a complete and detailed explanation of the *adjusted tactics*.

Our Vision remains the same:

- Improve our Community
  - Increase the Value of our Property
  - Improve a Valuable Asset

A revised Letter of Intent (LOI), is attached, it lists the new Investment Share purchase plans and the Resalable Investment Share. You must be a member of the Seacoast Shores Association, Inc. to purchase an Investment Share, a membership application is also attached.

Please join us at our meetings at the SSAI Clubhouse at the following times and dates to ask your questions and provide your suggestions so that you can make an informed decision. 8:30 AM Saturday October 4, 2008 or 8:30 AM Sunday October 5, 2008. Then please purchase an Investment Share.

Your support and consideration is appreciated.

Sincerely yours,

Dan Frawley - PPC Chairperson

SITE PLAN

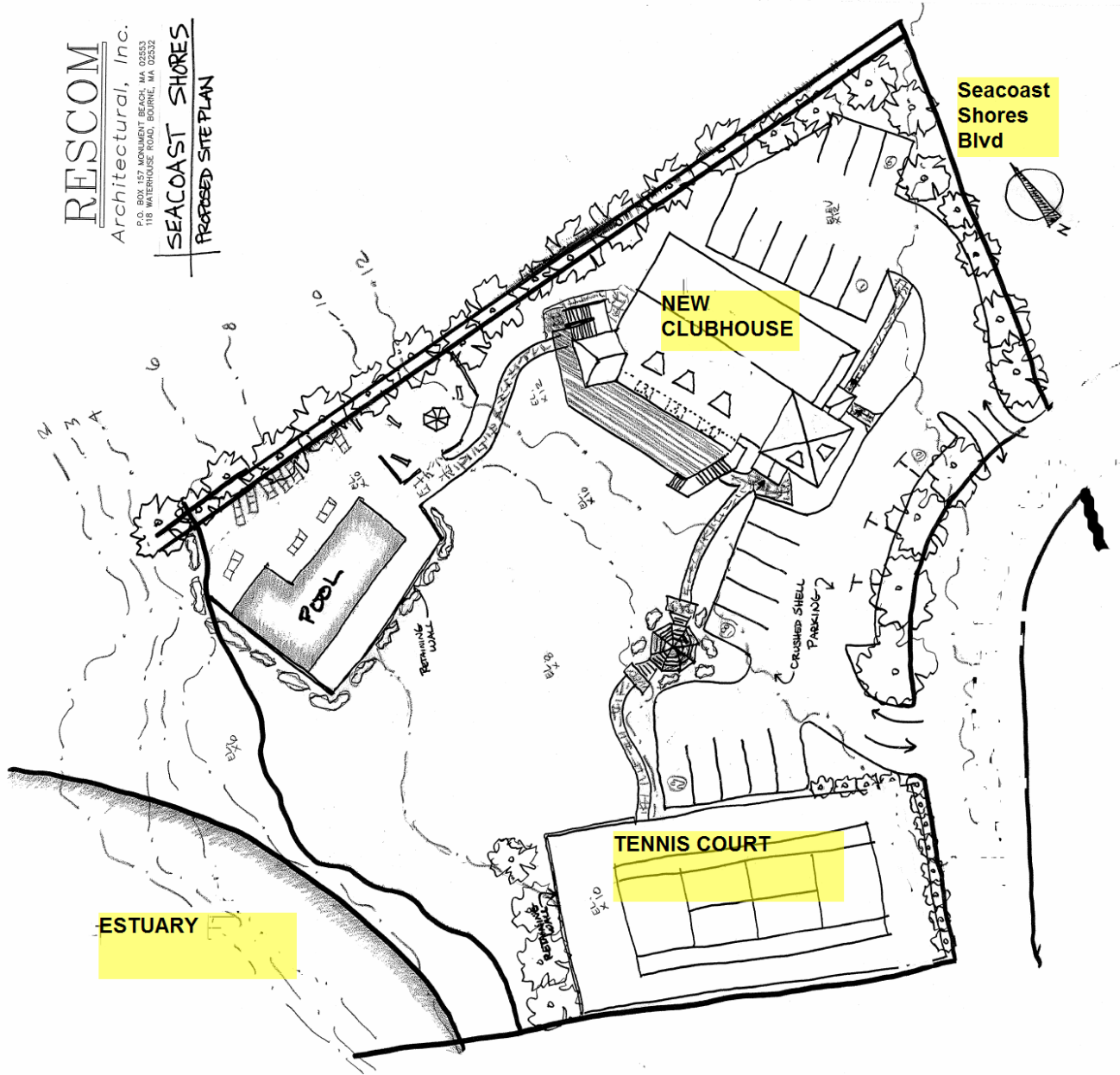
**RESCOM**

Architectural, Inc.

P.O. BOX 157 MONUMENT BEACH, MA 02553  
110 WATERHOUSE ROAD, BOARDELL, MA 02332

**SEACOAST SHORES**

PROPOSED SITE PLAN



**SEACOAST SHORES ASSOCIATION, INC**  
**PO BOX 768, East Falmouth, MA 02536**  
**LETTER of INTENT**

**INVESTMENT SHARE**

AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ 200\_ by and between SEACOAST SHORES ASSOCIATION, INC., a corporation duly organized under Massachusetts General Laws, hereinafter referred to as "The Association" and

\_\_\_\_\_, owner(s)

Of Lot # \_\_\_\_\_ located at \_\_\_\_\_, East Falmouth,

Massachusetts 02536, a member of "The Association."

Whereas by vote of the general membership at the Annual Meeting on July 14, 2007, the Board of Directors was authorized to proceed with the Marketing Phase of the New Clubhouse, Landscape and Amenities Project, hereinafter referred to as "The Project" presented by the Property Planning Committee.

Whereas the total cost of "The Project" is re-estimated at \$ 1,200,000.00 (New Clubhouse \$800,000.00; Landscape and Amenities \$300,000.00 and Contingency \$100,000.00) it is required that each members INVESTMENT SHARE be set at \$5,400.00

- Each member must determine the plan best suited to their needs
- A LEGACY CLUB is integrated into the plans
- There are additional plans that allow members to commit a larger amount of money for additional LEGACY CLUB points
- There is a plan that is for our members who are on a fixed-income
- Resalable Investment Shares are introduced
- A down-payment of \$500.00 is required with this completed and signed document

The Marketing Phase will end when members have committed signed agreements that total \$1,200,000.00

After the completion of the Marketing Phase the cost of a member's INVESTMENT SHARE will increase to \$13,500.00 for new investors and will increase annually at the CPI.

The Board of Directors shall be responsible for approving the expenditure of funds for "The Project" as approved by "The Association" and shall report to the membership at the annual meeting as to the use of the funds and the progress of "The Project."

A separate account shall be set up to receive the member's payments and may not be used for any other purpose except "The Project" as approved by "The Association."

**THE MEMBER-OWNERS(S)**

**PLEASE SIGN BELOW AND INDICATE WHICH INVESTMENT SHARE PLAN YOU SELECT WITH AN X:**

\_\_\_\_\_ INVESTMENT SHARE Plan A1 - Up-Front Payment of \$5,400.00; balance due when the Marketing Phase is completed. There will be a 5% discount applied. Net Up-Front Payment is \$5130.00 less deposit.

\_\_\_\_\_ INVESTMENT SHARE Plan A2 - Up-Front Payment of \$6,400.00; balance due when the Marketing Phase is completed. There will be a 5% discount applied. Net Up-Front Payment is \$6080.00 less deposit

\_\_\_\_\_ INVESTMENT SHARE Plan A3 - Up-Front Payment of \$7,400.00; balance due when the Marketing Phase is completed. There will be a 5% discount applied. Net Up-Front Payment is \$7030.00 less deposit

\_\_\_\_\_ INVESTMENT SHARE Plan B - \$900.00/year for 6 years; balance of first payment due is \$900. less deposit when the Marketing Phase is completed and then \$900. every year thereafter for a total of 6 payments.

\_\_\_\_\_ INVESTMENT SHARE Plan C - \$600.00/year for 10 years; balance of first payment due is \$600. less deposit and then \$600. every year thereafter for a total of 10 payments. Limited to 25 members maximum

and  
\_\_\_\_\_ RESALABLE INVESTMENT SHARE - Up-Front Payment of \$5,400.00; full amount due when the Marketing Phase is completed - Limited to 25

A down-payment of \$500.00 is required with this completed and signed document. If the Marketing Phase is not successful (that is \$1,200,000.00 is not committed by members) then the deposit will be returned without interest

All investor members receive Legacy Club points per investment as follows:

- Plan A1 (\$5400.) earns 2 Legacy Club points
- Plan A2 (\$6400.) earns 3 Legacy Club points
- Plan A3 (\$7400.) earns 4 Legacy Club points
- Plan B (\$5400. over 6 years) earns 1 Legacy Club points
- Plan C (\$6000. over 10 years) earns 1 Legacy Club points
- Resalable Investment Share (\$5400.) owners earn 2 points

All Investment Share Owners will have their name/names inscribed on a LEGACY CLUB plaque that is located in the new clubhouse. Members who earn additional legacy club points will be eligible for other prestigious naming awards for clubhouse rooms, architectural features, landscape features.....etc.

_____	_____	_____	_____
Member-Owner	Date	Member-Owner	Date

_____	_____
Mailing address	Mailing Address

**FOR THE ASSOCIATION**

_____	_____	_____	_____
Robert Barker, President	Date	Dan Frawley, PPC Chairman	Date

SEACOAST SHORES ASSOCIATION 2008 MEMBERSHIP APPLICATION

P.O. BOX 768 EAST FALMOUTH, MA 02536

DATE \_\_\_\_\_

Annual Dues: \$100.00

- RENEWAL OF EXISTING MEMBERSHIP
- NEW MEMBER APPLICATION (If New, who referred you? (\_\_\_\_\_))
- I (We) OWN the Seacoast Property identified below and are eligible to be a Member.
- I (We) RENT the Seacoast Property identified below and are eligible to be an Associate Member.

CONTACT INFORMATION - PLEASE PRINT LEGIBLY

Name (Adults only) \_\_\_\_\_

Mailing Address – \_\_\_\_\_

Street

City

State

Zip Code

Telephone/Cells - \_\_\_\_\_

Cell 1: \_\_\_\_\_

Cell 2: \_\_\_\_\_

Primary telephone

Cell Name:

Cell Name:

SEACOAST SHORES Address, if different \_\_\_\_\_

SEACOAST SHORES Telephone, if different \_\_\_\_\_

E-MAIL ADDRESS 1 \_\_\_\_\_ E-MAIL ADDRESS 2 \_\_\_\_\_

In addition to my dues, I am donating

\$ \_\_\_\_\_ to the beach fund, \$ \_\_\_\_\_ to the landscape fund,

\$ \_\_\_\_\_ to the police fund, \$ \_\_\_\_\_ to the Jack Way Scholarship Fund

\$ + 100.00 Annual Dues

\$ \_\_\_\_\_ Total amount enclosed

Our mission is To Enhance the Quality Of Life of All Seacoast Shores Residents.

Many members of SSAI work hard for you. Please consider contributing your talent, expertise, and time toward our mission. Contact any BOD member for details.

I am (we are) interested in donating skills as a \_\_\_\_\_ to the Association.

I am (we are) \_\_\_\_\_ year-round -or- \_\_\_\_\_ seasonal residents.

\_\_\_\_ SSAI has the permission to provide my address information to Advantage Partners so that Advantage Partners may mail promotional material of additional discounts and specials to me.

To reduce printing and postage costs, quarterly newsletters will be directed to your email address, unless you check here that you prefer a hard copy to your mailing address. \_\_\_\_\_ mail hard copy.

A completed form with dues payment is required for membership consideration. Please fill in all information accurately and completely. Your email address is especially important as the Board of Directors can use it to communicate urgent and important messages to you regarding Seacoast Shores business and activities. We WILL NOT send junk mail or sell your information.



## Proposed new Clubhouse, Pool and Tennis Court Project

- **SPECIAL PPC MARKETING INFORMATION MEETINGS**
- The ***REVISED TACTICS to FINISH THE RACE***
  - 8:30 AM, Saturday, October 4, 2008
  - and 8:30 AM, Sunday, October 5, 2008
  - At the SSAI Clubhouse

**SSAI  
Property Planning Committee  
PO Box 768  
East Falmouth, MA 02536**

**URGENT !!!  
(Save the dates)**