



Calini Newsletter

September 2006

2006 Annual Meeting

The Annual Meeting for Calini Beach Club will be held on October 21, 2006 at 1:00 PM. Please mark your vote on the proxy, sign where indicated, and mail to:

Calini Beach Club
1030 Seaside Drive
Sarasota, FL 34242

If you have any questions, regarding the budget or the proxy, please call, 1-941-349-7333 or email Sharon at beaubrock400@msn.com.

IT IS IMPORTANT THAT YOU MAIL IN YOUR PROXY



Wireless Service

Calini Beach Club now has wireless service in every unit. Bring your laptops!



Improvements

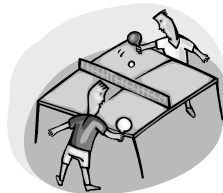
In June 2006, Calini received new sofas and chairs with ottomans. Most of the units have new valances in the living room and re-upholstered dining room chairs. The units are being painted, including ceilings and drywall repair. All the units will be completed at the end of maintenance weeks in September 2006.

There are new beach towels and bathroom towels.

We plan to renovate the interior of the elevator in October or November 2006. There will be a stainless steel ceiling with new lighting, new Formica wall panels, new floor tile and a panel of stainless steel on the inside door. The Formica panels inside and outside will be the color of sea green.

Recreation Room

A new ping-pong table will be in the recreation room soon and some other changes will be complete by mid-October 2006. Everyone should be able to enjoy and use the recreation room more on their vacation at Calini Beach Club.



Future Projects

The exterior of the building will be painted in 2007 and the swimming pool interior will have new Krystal Krete applied. We are planning these projects in late April or May 2007. The owners will be notified as soon as the dates are determined.

The master bedroom will be renovated and have a new headboard and bedspread.

There are smaller projects planned as time and funds permit.

Employee News

Mac McKune will be retiring sometime in October 2006 after 12 years at Calini Beach Club. Management and Staff will miss his welcoming smile and we wish him the best!

Rebecca Bednaz is now our full time housekeeper. She is doing a wonderful job.

Elaine McLaughlin is our part time laundry person. We are very glad that she is with us.

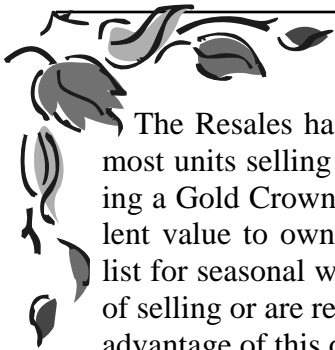
Please welcome Tom Blanchard to the team. He is the maintenance man at Calini.

Dan Nixon has returned to Calini Beach Club as our full time front desk clerk.





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The Resales have been picking up over the past few months, with most units selling very close to list price. The Calini Beach Club being a Gold Crown Resort with very low maintenance fees is an excellent value to owners and to potential owners. I have a large waiting list for seasonal weeks (February through April). If you were thinking of selling or are ready to sell, NOW is the time. I urge you to take advantage of this opportunity.

Call me at (941) 685-2245 for details, listing updates, or to be added to the Calini Waiting List.

Thanks and have a great fall season!

Brian Chamberlain
Licensed Real Estate Agent
KCM Corp.
Brian@VacationFLA.com



Interested in buying additional unit / weeks ? Call Brian at 941-685-2245
Vacation an extra week or let CPMC rent out your unit/week, call CPMC Rental Office @ 800-333-7335 US &
Canada
www.VacationFLA.com www.FloridaRent.com