



THE LINKS LETTER

A Newsletter for the Homeowners of The Links Golf & Racquet Club

PRESIDENT'S MESSAGE

Greetings Fellow Homeowners! Your Board of Directors has just concluded our annual spring meeting. The Links staff continues the beautification of our property and everything really looks super!

It has always been a goal of your Board of Directors to make every effort to keep our resort first class and, at the same time, keep expenses and maintenance fees reasonable. Over the past year, your Board has been working along with management, reviewing and adopting a refurbishment and renovation plan to start next year, 2006.

A special committee within the Board of Directors was formed to work with Interior Decorator, Ms. Lynne Smith from Resort Buying Group. After several meetings and many long hours reviewing plans, materials and especially furniture, the Board approved a refurbishment and renovation program throughout the resort, which will begin later this year and take three years to complete. The list of upgrades is too long to fit in my letter, but here are a few changes we will be making: new carpet throughout the units, wall covering updated, new fireplace mantle, new kitchen cabinets, new kitchen counter tops, new kitchen fixtures, new bathroom fixtures and a new, larger TV in the living room as well as a TV in the guest bedroom.

The cost of these additions is not cheap. We have a copy of our homeowner's association reserve cash flow projections chart on page 3 for your review. As you can see, some of these expenses will be paid out of our reserve account, but this account does not contain enough money to do all that really needs to be done. Therefore, instead of increasing our annual maintenance fees to cover the cost of the projection, the Board has unanimously approved to choose from one of two ways of paying for this project.

The first option is a one-time assessment of \$272.50 payable August 1, 2005. The second option would allow the owner to pay in three yearly payments of \$99.47 each, which will be due August 1, 2005, January 1, 2007 and January 1, 2008.

The Management team and your Board of Directors will continue to keep you updated on the progress of these improvements and hope you will visit your website: www.linksresort.com for more information.

From all the Board members, thanks for your help and support in the past and we all look forward to a safe and fun summer!

Drew Nealeans, President



The Links Renovation and Refurbishment

On April 29, 2005, your Board of Directors met to discuss and approve a full refurbishment of the units and decide on additional renovation options. The refurbishment will include:

- New furniture, accessories and draperies in the Living Room
- New furniture in the Dining Room
- New furniture, mattresses and drapes in the Master Bedroom
- New furniture, mattresses and drapes in the Guest Bedroom

In an effort to provide the best value, the Board selected the refurbishment option that will cost approximately \$13,115.00 per unit.

In addition to the standard refurbishment, the Board of Directors reviewed many renovation options and decided to approve the following items:

- New Carpet throughout the unit.
- New Ceramic Tile in the second floor bathrooms
- Painting the entire unit
- A wraparound Fireplace Mantel in the Living Room
- Replace the lower Kitchen Cabinets and reface the Top Cabinets
- New Formica Countertop and Backsplash
- New Light Fixtures in the Kitchen
- New Sink and Faucet Fixtures in the Kitchen
- New Sink Faucets in All Bathrooms
- New Light Fixtures in All Bathrooms
- A new 32-36" Television for the Living Room
- A new cable TV hookup for the Guest Bedroom – we will move the existing Living Room TV to the Master Bedroom and the existing Master Bedroom TV to the Guest Bedroom.



The cost per unit of these renovation items is \$11,506.00.

The total cost of the refurbishment and renovation, with added contingencies, is estimated to be \$25,245.00 per unit. The Board has decided to assess owners for only the balance needed to complete the projects. Although the total refurbishment and renovation will cost \$2,827,000.00, each owner will be assessed \$272.50, which amounts to \$1,374,000.00. (This takes into consideration our projected delinquency.)

We will begin the refurbishment this fall (2005) and continue into the beginning of 2006 and in 2006/2007 and 2007/2008. This project will take three years to complete because we have only about four months each year when the occupancy is low enough to work on the units.

It is always very exciting to create a new, updated look and the Board of Directors has worked very hard to provide the best value. We hope you will be pleased with the results.

Manager's Corner



We are getting ready for the summer season and all of our guests! It is a challenge to have everything ready for the high occupancy time of the year. Access to units for maintenance is limited as there is not much of an off-season anymore on the Grand Strand!

Thank you for all of your support as we go forward in our efforts to bring you a wonderful vacation at The Links where you will be extremely satisfied with your resort!

Susan Crow, General Manager



There is still time to own another week at The Links at a very incredibly low price before prices increase with the completion of the renovation. Contact us today for availability and special pricing at (843) 272-7181 ext. 7215!

Don't forget to send us referrals! The law in South Carolina changed the end of last year and we can now compensate owners with cash rewards when one of their referrals purchase a week.

**Frank Baker
Defender Realty, Inc.**

THE LINKS GOLF AND RACQUET CLUB HOMEOWNERS ASSOCIATION, INC.
RESERVE CASH FLOW PROJECTIONS AND REFURBISHMENT/RENOVATION COSTS

Approved by the Board 5/26/05	<i>Approved</i> <u>2005</u>	<i>Proposed</i> <u>2006</u>	<i>Proposed</i> <u>2007</u>	<i>Proposed</i> <u>2008</u>	<i>Proposed</i> <u>2009</u>	<i>Proposed</i> <u>2010</u>	<i>Proposed</i> <u>2011</u>	<i>Proposed</i> <u>2012</u>
Estimated Reserve Balance @ Beginning of Year	128,132	1,216,149	604,251	351,656	79,941	425,943	795,988	936,113
Projected Annual Reserve Funding	435,000	450,000	472,000	460,000	460,000	460,000	460,000	460,000
<u>Projected Annual Reserve Expenses</u>								
2005 Projects started in 2004	(73,000)							
Roof Replacements (6-unit buildings)	41,700	41,700	50,400	50,400	35,600	17,800		
Exterior Building Paint (2 - 6 unit + 1 - 8 unit)	12,700	12,954	13,181	13,444	13,713	13,987	14,267	14,553
Miscellaneous Painting (Woodrot Replacement, Doors, Cabana)	3,000							
Replace Storage Room Doors & Locks (15 Units)	5,400							
Woodrot (101-106; 74, 81, 85, 87); Privacy wall 59 & Flashing)	33,000	31,000	29,000	24,000	18,000	16,500		
Replace Clubhouse Windows (fogged)	1,000							
Replace Unit Windows[10-small @ \$110&10-large @ \$215]	3,250							
Replace Unit Balcony Furniture (20-Lounge/62 Chairs/7 Tables)	6,980				7,120			
Expand Pool Deck								
Recoat Outdoor Pool Deck							10,286	
Resurface Pool Deck (New section)	7,200							
Recoat Indoor Pool						5,962		
Additional Playground Equipment					4,559			
Clubhouse Window Tinting							3,302	
Clubhouse TV (60' Philips)	1,800							1,836
Clubhouse Entrance Canopy	2,500							2,550
Unit Entertainment Center	1,950							
HVAC Unit Replacement (10 Estimated)	16,850	17,187	17,531	17,881	18,239	18,604	18,976	19,355
Major Appliance Replacements	15,790	15,800	16,116	16,438	16,767	17,102	17,444	17,793
Shuttle Van (New Compliance Laws) Chevy Savanna		35,000						
Front Door w/ Keyless Lock							3,200	3,200
Storage Doors with Lock							2,400	2,400
Carpet, Padding, Storage, Removal, Move Furniture, Install								0
<i>Unit Carpet</i>		56,676	56,676	56,676				
<i>Carpet Removal, Move Furniture, Storage and Installation</i>		40,662	41,882	43,138				
Unit Hard & Soft Goods								
<i>Option C with Custom items</i>		489,641	489,641	489,641			250,000	250,000
Additional Renovation Options Chosen:								
<i>Flooring</i>		26,033	26,814	27,618				
<i>Wall Covering</i>		63,448	65,351	67,312				
<i>Fireplace</i>		16,343	16,833	17,338				
<i>Kitchen Cabinets</i>		95,172	98,027	100,968				
<i>Kitchen Counter</i>		77,868	80,204	82,610				
<i>Kitchen Fixtures</i>		9,498	9,783	10,076				
<i>Bathroom Fixtures</i>		14,651	15,091	15,543				
<i>Guest Bedroom TV</i>		18,265	18,813	19,377				
Total Projected Expenses	80,120	1,061,898	1,045,343	1,052,463	113,998	89,955	319,875	311,687
2.5% Contingency		26,866	26,447	26,627	2,884	2,276	8,093	7,886
Sub-Total	483,012	604,251	30,908	(240,807)	425,943	795,988	936,113	1,084,425
Estimated Special Assessment Collections	733,137		320,748	320,748				
Estimated Reserve Balance after Special Assessment	1,216,149	604,251	351,656	79,941	425,943	795,988	936,113	1,084,425

RESORT ACTIVITIES

Each week we have the Welcome Continental Breakfast and guests are informed of what is happening at the beach and the resort. Following the breakfast, Schwan's Food Service comes to the resort and guests can order great frozen meals to easily prepare on vacation.

Our activity director, Norma Jean, host several activities:

- Lip Sense
- Chair Massage and Paraffin Feet & Hands
- Water Aerobics
- Ping Pong Tournament
- Pool Table Tournament
- Costume Jewelry
- Mary Kay Make-Over
- Bingo
- Crafts, Totes and Beads
- Horseshoes
- Shuffleboard
- Hair Braiding (seasonal)
- Discount Day at Fun World
- Golf Tournament at River Hills Golf Course
- Group Night at Dixie Stampede and Alabama Theatre
- Cookout each week

We also sell tickets to theatres and attractions.

THE LINKS OFFERS MONTHLY BANK DRAFTS



We now offer the option of pre-paying maintenance fees by drafting your bank account each month. If you have signed up for drafting in 2005, a monthly bank draft of \$39.57 will result in a small balance due on your 2006 maintenance fees at January 1, 2006. We would like to offer the same option for paying the Refurbishment/Renovation Special Assessment.

If you opt to sign up for bank drafts for the Special Assessment, you will have to pay the first installment. Then we will draft your account to pre-pay for the second and third installments as follows:

August 1, 2005 – Pay in Full, not drafted	\$99.47
January 1, 2006 – December 31, 2006	\$8.44 per month
January 1, 2007 – December 31, 2007	\$8.44 per month

The form to sign up for bank drafts is on The Links website www.linksresort.com. Please fill it out and send it in with a cancelled check to your resort or Defender Resorts. If you do not have access to a computer, you may contact The Links and they can mail a form to you.

You may sign up at any time for this service, but please allow 30 days before your first bank draft. We will draft your account for the Special Assessment on the fifteenth of each month, the same date as for Maintenance Fee drafts.

NEWSLETTER

*Defender Resorts
Professionally managed by:*

Return Service Requested

**THE LINKS
DEFENDER RESORTS
PO BOX 3849
MYRTLE BEACH, SC 29578**

**FIRST CLASS MAIL
US POSTAGE
PAID
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