



Destination

HYATT BEACH HOUSE

Summer 2012

A Message From the Board

Happy Summer!

As many of you are aware, your Board of Directors has approved many of the changes and modernizations to keep the value of your time shares current. It is a difficult task and considerations must be given to future projects, let alone a poor lackluster economy.

This year the paver project under the A-B-C buildings was completed. We expect the new sofas, living room area rugs, lamps, mattresses, plus home theaters, ceiling fans, and safes, to be in place before this newsletter arrives. Next years plans include dining tables and chairs, buffets, and chair changes in the living room. We also approved the expansion of the "riprap" study on the north side of our property; the waves continue to eat our property away in addition, Cow Key Channel was completed on the northwest corner of the property last year.

Your Board has also approved several Resolutions that affect the Board of Directors directly:

- No board member, relative of a board member, or associated third party of a board member shall receive any compensation arising from any transaction or contract between the management company, the association and any vendor, supplier or service provider.
- Based on the Association's By-laws, all purchases for the Beach House shall be approved by Hyatt. The Board, in comment form to Hyatt, may consider color and style issues.
- Sales of properties that have been returned to the Association shall be solicited and sold by Hyatt personnel only.
- The Board may not directly respond in writing to a complaint, but should

follow Hyatt protocols currently in place. That is to refer the complaint to the "Front Desk" who will advise the Resort Manager directly.

We are well served by the tasks Hyatt manages.

Respectfully,
Howard Jennings
President



CONTACT INFORMATION

Resort Manager: Katherine Julian
Engineer Manager: Abner Davila
Front Desk Manager: Julie Bazil
Front Desk: 305-294-0059

GENERAL INFORMATION

Check In 4:00 pm
Check Out 10:00 am
No Smoking, No Pets
Lobby Registration: 7 am - 11 pm
After Hours Security: 305-879-5785



HYATT[®]
RESIDENCE CLUB
BEACH HOUSE - KEY WEST

A Message From The Resort Manager

Dear Beach House Owners

Greetings to all of our Beach House family members from your much loved home away from home. It's been an exciting first half to the year, filled with upgrades, projects, and promotions. We completed everything from small upgrades; new hairdryers and bathroom accessories, to large projects; such as new sofas, lamps, and area rugs. Your Beach House team has been hard at work all year long.

In the two and a half years since I've been at Beach House, I've come to realize that our owners are very loyal, passionate and engaged in everything going on at the resort. We've had owners do quite a bit for the Beach House. Here at our home away from home, we've been very fortunate to have owners who have baked our favorite sugar cookies to those who have jumped in Cow Key Channel to save a run-away boat from hitting our shoreline.

Again, I am very much looking forward to working with all of our unique owners and building relationships with everyone I have grown to know and love. If anyone has any feedback, questions, comments or concerns, please feel free to contact me directly at 305.809.5100 or kjulian@hyattvoi.com.

Sincerely,

Katie Julian
Resort Manager



Owner Spotlight

Bill & Debbie Nickel



We purchased our first week at the Hyatt Beach House the day after we were married in March of 2000. The reason we chose Hyatt was because of the high quality that they are known for. A few years later we purchased two more weeks at the Beach House and in the twelve years we have owned, we have never traded out. We love it here and consider it our second home for three weeks of the year. We have been to several of the other Hyatt resorts and, while they are all wonderful in their own way, they cannot compare to the Beach House and the top notch staff we have here.

We live in northern Wisconsin so coming down in March each year is a real treat. We have 3 grown children and 2 granddaughters who come to Key West with us every other year or so. We have met so many great people that we see year after year and actually met some of our best friends here at the Beach House, only to discover they live only 3 hours from us in Wisconsin!

We are very passionate about the Beach House, the staff and what occurs here because we do come back every year. Debbie is running for the Board of Directors this October so if you want someone who loves the Beach House on your Board and who wants to continue seeing the improvements move forward, she would appreciate your support. Please remember to vote this September!

Great and safe vacations to all & God Bless,

Bill & Debbie Nickel

Employee Spotlight

Rafael Vera



Rafael Vera moved from Cuba to Key West with his family in 1994. It wasn't until November 2009 that Rafael began his career with Hyatt as a General Maintenance Engineer. Because of Rafael's continued dedication to quality and his true desire to satisfy the needs of others, he was recently promoted to Engineering Supervisor. In addition, because of Rafael's willingness to carry out any task, big or small, he has been awarded with the Employee of the First Quarter 2012.

Rafael was chosen to be the Engineering Supervisor because of his commitment to career growth and motivation. He always has a smile on his face while carrying out his duties for the day. If you ask him for something, he will go out of his way to assist you. His "can do attitude" is a role model for the entire resort. He continuously leads by example and while he does not always have direct guest contact, when an instance arises, he takes ownership of the situation even if it is not part of his every day responsibilities.

Rafael's authentic acts of hospitality are what make differences in the lives of our owners and guests. His attitude always exemplifies Hyatt's mission, goals, and values every day.

Behind The Scenes

Front Desk

We have had quite the busy year thus far at the front desk, averaging 85% occupancy all year. There is no slow season this year at the Beach House; we have been nonstop and don't see any slowing down in the near future. Despite the busy year, the Front Desk has been leading the way at the resort with the Green Team. Each month, staff from each department meet to discuss new ways to help conserve energy and be more eco friendly. Jess, one of our Front Desk agents, leads the meetings and we have come up with an array of great ideas. All of our staff now use reusable, eco friendly cups, instead of using other disposable means. We planted a tree for Earth Day and are even turning off all the computers at night to help save energy.



The Front Desk also volunteered their time at Samuel's House, which is a safe home for men, women and children, that offers them a place to stay and help get them back on their feet.



The Front Desk has also been focusing on delivering authentic hospitality and exceeding owner's and guest's

needs thru Insync Training. This focuses on syncing the owner and guest needs with the resort and ensuring that their stay is a memorable one.

Julie, Claudette, Jackie and Jess are all here with their wonderful smiles waiting to welcome you back to your home away from home.

Housekeeping

Our housekeeping company, Has been very busy this year ensuring that your rooms are in pristine condition with a new tile and carpet cleaning process they have. Housekeeping also assists with ensuring that we stay a Green Lodging property with the in-unit recycling that is available under the kitchen sink, as well as using eco-friendly products in the room. They have also upgraded all of the utensils and storage bowls in the kitchens and are also offering dry creamer for your coffee, located with the sweetener in the cabinet. Housekeeping has been working hand in hand with our departments to ensure that all your needs are met. Should there be anything during your stay, they are there to make your home away from home more comfortable.



Local Events Calendar

July



32nd Annual Hemingway Days

17th - 22nd

The 32nd celebration of the legendary author's work and lifestyle features literary readings, a theatrical premiere, short story competition, fishing tournament, Sloppy Joe's Look-Alike Contest and a pre-birthday "party" commemorating Ernest's July 21st birthday.

Contact: (305) 296-2388

(Look-Alike); 294-0320 (literary)

Mini Lobster Season

25th & 26th

Two-day event draws hundreds of sometimes-frenzied recreational boaters in search of Florida lobster. Call Florida Fish & Wildlife (FWC) at 305-289-2320 for more information

August

19th Annual Schooner Wharf Battle of the Bars

Begins at 12:00 pm on the 5th

Schooner Wharf Bar's "not to be missed event" 202 William Street. Begins at 12:30 pm. Registration form at www.schoonerwharf.com

Captain Tony Days

8th - 11th

Captain Tony Tarracino was an American icon, saloon keeper, boat captain, gambler and Mayor of Key West. He has been called arguably the city's most beloved resident. Reporters sought him out, movies were made about his life, and Jimmy Buffett sang about him in "Last Mango In Paris." This festival is a

celebration of Tony's life, featuring storytelling contests, street fairs and film showings, culminating in a birthday party through the streets of Key West.

Key West LobsterFest

2012 - 10th - 12th

Events include the Duval Crawl on Friday night, a street fair and free concert Saturday, and a spectacular Sunday brunch. The festive feast takes place in the 100 through 500 blocks of Key West's famed Duval Street. A free concert featuring local and regional bands is scheduled to begin at 1 p.m. and continue until 11 p.m. Contact: 305-744-9804

Tropical Heat

16th - 19th

Tropical Heat offers four days of All Male-All Adult fever-pitch revelry on the island, whose openness and respect for diversity has made it world-renowned. The festival includes more than a dozen intriguingly decadent events ranging from drag shows to themed pool parties and gatherings at island clubs.

Contact: 305-294-4603

800-535-7797

Email: admin@kwbgonline.org

3rd Annual Key West Brewfest

30th - 3rd

More than 50 different kinds of beers and micro-brews are on tap at this second annual "tasty" event, which benefits Key West Sunrise Rotary Club of the Conch Republic. Beer tastings, food and musical rhythms round out the weekend activities.

Contact: 800-354-4455

Email: info@keywestbrewfest.com

September

Key West Women Fest

4th - 9th

Women Fest offers a wide range of activities guaranteed to appeal to a broad range of interests. Golfing with palm trees and iguanas, pool parties, a sizzling dance club scene, and women-only water excursions

that range from jet skis to dolphin watching. All events promise to pique the interest of the more adventurous while film, live music, and special comedy shows offer the opportunity to enjoy paradise at a slower pace. All of this on a tropical island that is close to perfect and far from normal!

Contact: 800-535-7797; 305-294-4603

Email: admin@kwbgonline.org

Peterson Key West Poker Run

13th - 16th

www.petersonskeywestpokerrun.com for more information.

October



Goombay Festival

19th & 20th

The rich Caribbean tradition that flavors Key West's culture is to be celebrated during the 31st annual Goombay Festival. The exuberant street party showcases island arts and crafts, music and food in the heart of Key West's historic Bahama Village neighborhood. Goombay weekend marks the beginning of Fantasy Fest, the island city's masking & costuming gala scheduled

Fantasy Fest

19th - 28th

An outrageous, 10-day celebration featuring costume competitions, promenades, street fairs and a grand parade with marching groups and lavish floats.

Contact: 305-296-1817

Eco Week 2012

28th - 4th

During the EcoSummit, participants will showcase the integration of environment, economics, equity and energy concepts - known as E4

- while addressing how to integrate the mission with real life in practical, affordable ways. And it's not all work. There will be a wide selection of eco-excursions that contribute to the local economy in socially responsible ways, while showing off the beauty and bio-diversity of the Florida Keys

November



21st Annual Parrot Heads "Meeting of the Minds"

1st - 4th

Parrothead convention nirvana benefiting charity. Many events are member only. Live shows include members of Jimmy Buffett's band. Last year Mr. Buffett himself actually showed up and played a free concert on Duval Street!

Super Powerboat Races

4th - 11th

High-speed offshore powerboats race in Key West Harbor and surrounding waters to continue Key West's long-standing tradition in this 31st annual challenge, known internationally as the Indianapolis 500 of powerboat racing. Contact: 305-296-6166

First Annual Key West Film Festival

29th - 2nd

Showcasing films that exhibit excellence in unique storytelling, the festival's lineup is to feature screenings and special events. The four-day program is to include 25 films from multiple genres and categories as well as social events. Contact: 941-527-9385

Property Update



We are half way thru the year and a lot has been going on. One of our biggest changes was our new sofas, area rugs and lamps in the living room; a great addition that has been anticipated by all. In addition, all the mattresses have all been replaced to the Hyatt Grand II Beds. Each replaced item was donated to different charities in the area; Habitat for Humanity, Wesley House, Salvation Army, etc. In addition to the large items, we have also replaced all of the small appliances; coffee makers, toasters, and blenders. Currently, we are in the process of changing over to a brushed nickel version of the toilet paper holders, towel racks, and robe hooks. The TV's are getting changed to 32-inch flat screens in the living room and 26-inch flat screens in the bedrooms. Lastly, the beach area and landscaped islands around the pool have all been redone to reflect more of a Key West living space.

Our up and coming projects for this year; will be upgrading all of the safes, ceiling fans in the units installing home theatre systems, which will have WiFi capability, Blu-Ray and 3D; the hard goods, which will be the tables, chairs, night stands, headboards/bed frames and hutch; and the soft goods, which will be the carpets, tapestries, art work and comforter sets,

As you can see, we have quite a busy second part of the year ahead of us.

UPDATE! NEW ADDRESS FOR MAINTENANCE FEE PAYMENTS!

Hyatt Residential Management
Corp (maintenance fees)
PO Box 911694
Denver, CO 80291-1694

BORROWING POINTS

Should you not have enough points to make a reservation, you may borrow points from your next year's Fixed Week on the condition that:

1. You reserve and occupy within the next 60 days
2. Your maintenance fee for the next year is paid at time the reservation is made
3. You relinquish your HRPP reservation window for the next year
4. Borrowing points is not permitted for exchange through Interval International

FEES

There is no fee for your first confirmed HRPP reservation made during your HRPP. A transaction fee applies for any other type of reservation.

Fees Via The Web

Transaction Fee	\$39
Cancellation Fee	\$49
Gold Passport Exchange Fee	\$129
Guest Certificate	\$29
Returned Check Fee	\$40
Split Week Resort Fee	\$35*

(*This is paid to the resort upon departure.)

Split week fees DO NOT apply at Hyatt Main Street Station; Highlands Inn, A Hyatt Residence Club Resort; The Residences at Park Hyatt Beaver Creek; and Hyatt Grand Aspen. Any of these fees may be paid by VISA, MasterCard or American Express.

Fees Via Phone

Transaction Fee	\$45
Cancellation Fee	\$55
Gold Passport Exchange Fee	\$139
Guest Certificate	\$35
Returned Check Fee	\$40
Joint Member Fee	\$30
Split Week Resort Fee	\$35*

(This is paid to the resort upon departure.)

Fees are subject to change at the discretion of Hyatt Residential Group, Inc.

Rewarding Experiences

Share your Hyatt experience with friends and family members to earn valuable rewards!

The concept of sharing is nothing new. At a very young age we learn the importance of sharing our toys. It's designed to teach each of us the sense of satisfaction from being generous and the gratification of seeing delight on another person's face.

With the advent of social media, sharing has taken on a whole new dynamic. From restaurants and shops, to the next book to read – and even where to go on vacation, everyday millions of people share simple sentiments about their lives.

Think about how you use all the information that surrounds you on a daily basis. However, if you hear (or read) about something from a close friend or family member does it have more value? We think so!

At Hyatt Residence Club, we want to reward you for sharing your vacation experiences with your friends and family

In fact, with our newly enhanced referral program, Hyatt by Invitation, if one of your registered referrals purchases you may even be eligible for a 100% credit on your next maintenance fee bill.*

Simply log in to the Member Clubhouse at hyattresidenceclub.com or call us at 800-GO-HYATT and share the names of the people in your life who you feel would get the most out of learning more about Hyatt Residence Club – and we'll handle the rest!


*Members and their referrals must meet certain qualifications to participate in Hyatt by Invitation, the Hyatt Residence Club referral program. To view the complete terms and conditions visit hyattresidenceclub.com and log in to the Member's Clubhouse. Any friends or family members who accept a vacation offer will be required to attend a 90 minutes informal sales presentation of the Hyatt Residence Club.



Share Hyatt with Your Family and Friends

- Visit hyattresidenceclub.com
- Click the link “Already a Member” link in the upper right to log into the Member’s Clubhouse
- Select “Member Referral” from the menu on the left
- Add your names and we’ll take care of the rest!

USING YOUR FIXED POINTS



HRPP Home Resort Preference Period

Home Resort Preference Period (HRPP)
Begins: 12 months prior to deeded week
Ends: 6 months (182 Days) prior to deeded week

YOUR OPTIONS ARE:

1. Reserve your entire fixed week or any portion thereof. Should you reserve only a portion of your unit, the remaining portion will automatically convert to points and the inventory will become available for Club use.
2. Convert to points in order to:
 - A. Exchange with Interval International using all or a portion of your points
 - B. Apply all points to the Gold Passport Exchange Program every other year (or every year for Diamond and Platinum Fixed Week Owners)
 - C. Reserve any available Hyatt Residence Club inventory at any Hyatt Residence Club destination
 - D. Commit all or a portion of your points to the Extended External Exchange Program for the sole purpose of exchange through Interval International

CUP Club Use Period

Club Use Period (CUP)
The 6 month (182 Day) period beginning on the day after the expiration of the HRPP period
Begins: 6 months (182 Days) prior to deeded week
Ends: The first day of your deeded week

YOUR OPTIONS ARE:

1. Reserve any available Hyatt Residence Club inventory at any Hyatt Residence Club destination
2. Exchange with Interval International using all or a portion of your points. If your vacation plans are uncertain, you may commit all or any portion of your point balance to the Extended External Exchange Program no later than 4 months prior to the end of your Club Use Period.

LCUP Limited Club Use Period

Limited Club Use Period (LCUP)
Begins: The day after the expiration of the club use points
Ends: 6 months (182 Days) after your deeded week

YOUR OPTIONS ARE:

1. Reserve and occupy any Hyatt Residence Club inventory at any Hyatt Residence Club destination available within 60 days of the date of the reservation. Any and all unused points will expire at the end of your Limited Club Use Period.

EEE Extended Use Period

Extended Use Period
Begins: Day of your request to commit to EEEP
Ends: 24 months after end of Club Use Period

YOUR OPTIONS ARE:

- Provided you have committed all or a portion of your points to the EEEP no later than 4 months prior to the end of your Club Use Period, these points will have an extended lifetime of 24 months from the end of your Club Use Period to use for the sole purpose of exchange with Interval International.

Usage of points is subject to the Hyatt Residence Club Rules and Regulations

Usage of Hyatt Gold Passport® program is subject to the Hyatt Gold Passport® Terms and Conditions

EXPLORE OUR CLUB



Beach House, A Hyatt Residence Club, Key West, Florida



Coconut Plantation, A Hyatt Residence Club, Bonita Springs, Florida



Hyatt Escala Lodge, Park City, Utah



Grand Aspen, A Hyatt Residence Club, Aspen, Colorado



Hacienda del Mar, A Hyatt Residence Club, Dorado, Puerto Rico



High Sierra Lodge, A Hyatt Residence Club Resort, Incline Village, Nevada



Highlands Inn, A Hyatt Residence Club Resort, Carmel, California



Main Street Station, A Hyatt Residence Club Resort, Breckenridge, Colorado



Hyatt Miami At The Blue, Doral, Florida



Mountain Lodge, A Hyatt Residence Club Resort, Avon, Colorado



Piñon Pointe, A Hyatt Residence Club Resort, Sedona, Arizona



Siesta Key Beach, A Hyatt Residence Club Resort, Siesta Key, Florida



Sunset Harbor, A Hyatt Residence Club, Key West, Florida



Wild Oak Ranch, A Hyatt Residence Club, San Antonio, Texas



Windward Pointe, A Hyatt Residence Club, Key West, Florida



Northstar Lodge, A Hyatt Residence Club, Truckee, California



The Residences At Park Hyatt Beaver Creek, Beaver Creek, Colorado

Hyatt has granted the Developers of The Blue, Hyatt Residences and Hyatt Escala Lodges the right to sell condominiums at those Resorts under the Hyatt trade names and marks pursuant to Marketing License Agreements. Units in those Resorts have not been developed, offered, or sold by Hyatt or its affiliates. Inventory at The Blue, Hyatt Residences and Hyatt Escala Lodges available for reservation by Hyatt Residence Club members may be limited due to the whole ownership product offered at those Resorts.