



Fellow Owners,

Under normal circumstances, this letter updates you about happenings at our resort, plans, and progress to date. These are not normal circumstances. First the good news. We completed the roofing projects that were scheduled for January and February, right on schedule. Now the bad news. Beginning in March we set aside the remaining plans to deal with the pandemic.

In response to the pandemic, we have worked diligently to protect the property and to limit equipment and systems operations to the bare minimum needed to protect our assets. Townhomes were closed-up with air conditioning systems set in economy mode to operate just enough to prevent mold in the units. Pool heaters were turned off and filters were operated just enough to maintain water quality and prevent damage to themselves or the pools. Staff hours were drastically reduced, and duties were shifted including a strong emphasis on protecting the property.

Meanwhile, we monitored the best practices proposed by the CDC, State of Florida, and local government agencies that regulate our resort. We quickly developed and successfully implemented robust policies and procedures to address the new sanitation requirements. Our owner services staff worked with every owner who called or emailed needing to cancel or reschedule their 2020 vacations to later in the year. Unfortunately, the only way to move a 2020 usage to a future year is to use the services of an exchange company. We assisted many owners with that as well. Any owner who still needs to deposit or exchange a reservation should know that the instructions for doing so are printed on the resort confirmations.

Right now, there remain travel restrictions limiting many owners from visiting. Other owners have started to return to the resort. Anyone planning to come can visit our owner's website to watch a video about our new sanitation procedures. Fortunately, our townhomes are well-suited to social distancing. You park and walk directly to your own front door, no shared corridors or crowded elevators to get to your unit. Each townhome is an individual unit separated from others by firewalls. Each has its own private screened-in patio, independent air conditioning system, water heater, washer/dryer, and a full kitchen. These are major advantages we have over traditional hotels. Our new procedures are as good or better than anything else we've seen in the industry. Still, our operations team is always working to improve safety and the overall guest experience, and we will continue to update you.

As always, don't let your week go to waste; if you don't know when you can use it, consider making a reservation and depositing it with an exchange company for your future use. Finally, please return your proxy for the annual meeting, we need it to get a quorum.

Keep yourself and your family safe. Together, we will get through this.

On behalf of the board of directors, the managers, and staff.

Warmest Regards

A handwritten signature in black ink, appearing to read "Jeff Weinland".

Jeff Weinland
President
Jeff@Weinland.us

VACATION VILLAS AT FANTASYWORLD TIME-SHARE OWNERS' ASSOCIATION, INC.

2020 ANNUAL MEMBERSHIP MEETING NOTICE AND AGENDA

TO ALL OWNERS:

On **SATURDAY, AUGUST 29th, 2020** at **11:00 a.m.**, in the **2nd Floor Conference Room of the Amenities Building, 5001 Kyngs Heath Road, Kissimmee, Florida, 34746**, the Annual Membership Meeting of the Association will be held to elect Directors and any other business as may lawfully be conducted.

One-fourth (1/4th) of all Association members must be present in person or by Proxy to achieve a quorum and to conduct business, including an election of Directors. It is **VERY IMPORTANT** that you either attend or designate a Proxy who can attend in your place.

Please note the following information about PROXIES:

If you are unable to attend the Annual Meeting, please sign and return the enclosed Proxy. You may designate any individual who will attend the meeting in person as your proxy by writing that individual's name in the space provided on the Proxy. If that space is left blank, the Secretary of the Association will be designated as your Proxy. Proxies are only valid for tabulating representation for quorum and items of business presented at the Annual Meeting. There are five (5) seats open for election to the 2021 Board.

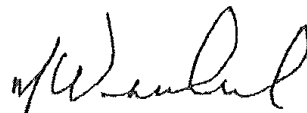
AGENDA

1. Certifying Quorum – Call to Order.
2. Proof of Notice of Meeting.
3. Opening Remarks.
4. Welcome & Introduction of Directors & Panel.
5. Reading and Disposal of Unapproved Minutes.
6. Reports of Directors & Panel.
7. Adoption of 2021 Operating & Reserve Budget.
8. Election of Directors.
9. Old Business.
10. New Business.
11. Adjournment.

Again, PLEASE either attend the Annual Meeting or return your Proxy so we can have a quorum and an election. Thank you for your assistance in conducting the business of your Association.

Dated: July 15, 2020

BY ORDER OF THE BOARD OF DIRECTORS



President

VACATION VILLAS AT FANTASYWORLD TIME-SHARE OWNERS' ASSOCIATION, INC.
LIMITED AND GENERAL PROXY FOR AUGUST 29, 2020 ANNUAL MEETING

- If you cannot attend the meeting in person but wish to vote, complete and return this form.
- If your lot(s) is/are owned by more than one person or by a trust or corporate entity, you must complete and return the Voting Representative/Certificate on the reverse of this page as well.

I, the undersigned Owner or Voting Representative of Vacation Villas at FantasyWorld Timeshare

Unit # _____ week _____ hereby appoint:

____ A.) JONATHAN EJUWA, Secretary/Treasurer of the Association acting on behalf of the Board of Directors

OR

____ B.) _____ (if you check B, write in the name of your proxyholder)

As my proxyholder*, to attend the annual membership meeting of the Vacation Villas at FantasyWorld Time-Share Owner's Association, Inc. to be held on Saturday, August 29th, 2020 at 11:00 AM at the 2nd Floor Conference Room of the Amenities Building, 5001 Kyng's Heath Road, Kissimmee, FL 34746, and any adjournment thereof. This proxy is revocable by me and is valid only for the meeting for which it is given and any lawful adjournment. In no event shall this proxy be valid for more than 90 days from the date of the original meeting for which it was given. My proxyholder has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, and this shall be a general proxy except that my proxyholder is instructed to cast my vote(s) as indicated below:**

1. YES or NO Carry over excess revenue over expenditures from the 2020 budget year to the 2021 budget year.
2. YES or NO Approve the 2021 estimated budget.
3. Election of Directors

____ a.) I authorize my proxyholder to use his/her best judgment in casting my vote(s).

____ b.) I instruct my proxyholder to cast my vote(s) for the following candidates (choose up to 5):

1 _____ 2 _____ 3 _____

4 _____ 5 _____

Owner/Voting Representative Signature: _____

Print Name: _____ Date: _____

* Failure to check either A or B, or, if B is checked, failure to write in the name of your proxyholder shall be deemed an appointment of the Secretary/Treasurer of the Association acting on behalf of the Board of Directors as your proxyholder.

** Failure to circle Yes or No, failure to check a or b, or failure to name any director candidates to indicate intent shall create a general proxy which authorizes your proxyholder to cast your vote(s) in his/her best judgment.

Please fill out and return by mail or hand delivery to Vacation Villas at FantasyWorld, 5005 Kyngs Heath Rd., Kissimmee, FL 34746, or scan and e-mail to Diana@FantasyWorldTimeshare.com, or hand deliver to the Annual Meeting. Thank You!

**VACATION VILLAS AT FANTASYWORLD
TIME-SHARE OWNERS' ASSOCIATION, INC.**

APPOINTMENT OF VOTING REPRESENTATIVE/VOTING CERTIFICATE

- If you are the sole owner of your timeshare, you don't need to fill out this form. You can vote in person or designate a third party to vote in your place by completing and returning the Proxy on the reverse of this page.
- If there are multiple owners of your timeshare (even husband and wife) all must sign below and appoint a Voting Representative who must be one of the owners, not a third party. The Voting Representative can then vote in person or designate a third party to vote in his or her place by completing and returning the Proxy on the reverse of this page.
- If your timeshare is owned by a corporation, the President or Vice-President of the corporation must sign below and appoint an officer or employee of the corporation to act as the Voting Representative. This must be attested to by the Secretary of the corporation who must sign as well. The Voting Representative can then vote in person or designate a third party to vote in his or her place by completing and returning the Proxy on the reverse of this page.
- If your timeshare is owned by a partnership, trust, or other legal entity, the Trustee, Managing Partner, or similar person must sign below and appoint a Voting Representative. The Voting Representative can then vote in person or designate a third party to vote in his or her place by completing and returning the Proxy on the reverse of this page.

The undersigned record owners of Vacation Villas at FantasyWorld Timeshare Unit Number(s) _____ week _____ designate _____ as their Voting Representative to cast votes, sign proxies, and otherwise represent the owners in all matters at all meetings of the Association and for all purposes permitted by law and the governing documents dated this ____ day of _____, _____.

SIGNATURES FOR MULTIPLE INDIVIDUAL OWNERS

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____

SIGNATURES FOR CORPORATE OWNERS

Name of Corporation: _____

By (President or Vice-President): _____

Print Name & Title: _____

ATTEST (Signature of Secretary): _____

SIGNATURE FOR PARTNERSHIP, TRUST, OR OTHER ENTITY OWNER

Name of Entity: _____

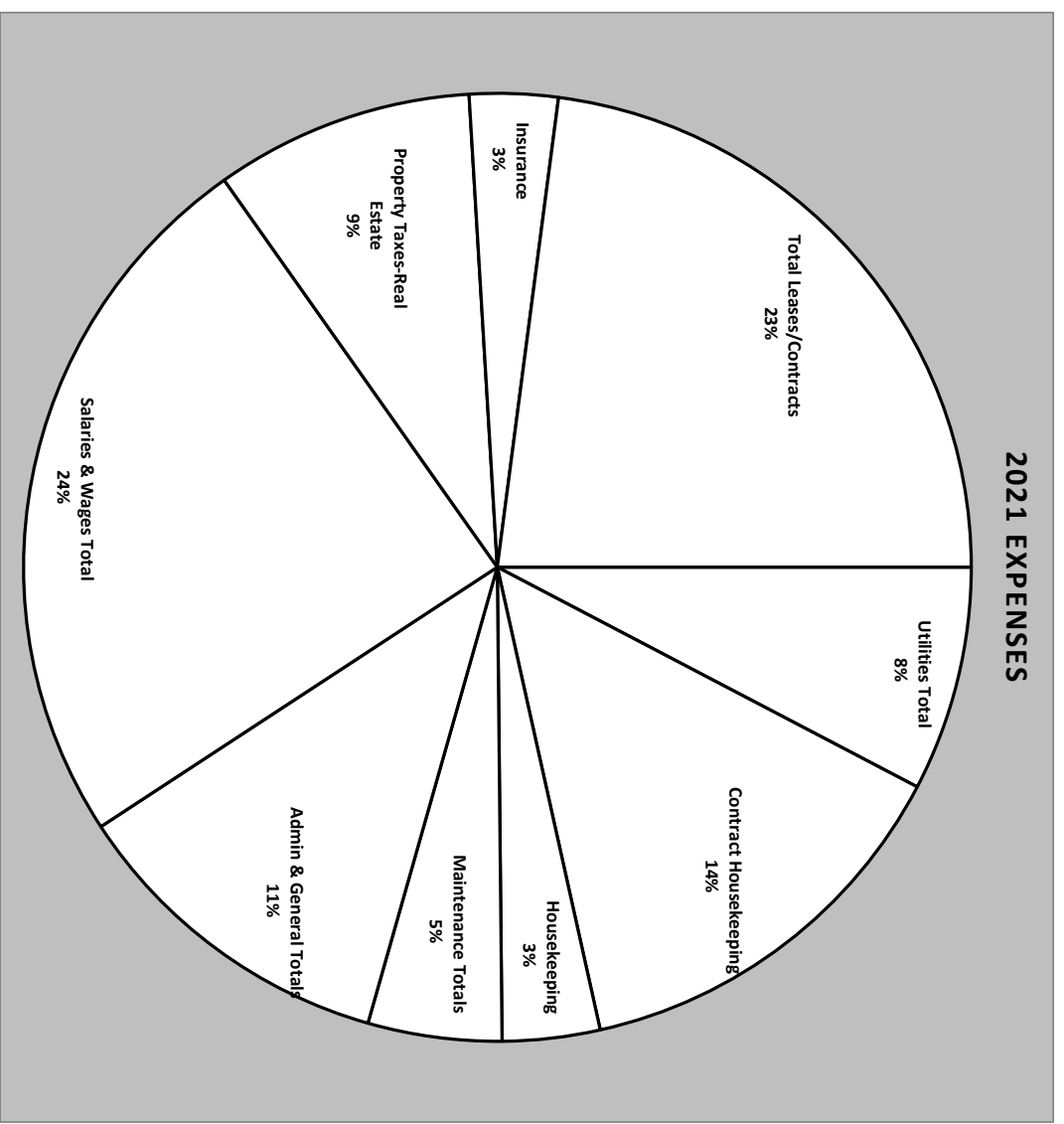
By (Trustee, Managing Partner, or similar): _____

Print Name & Title: _____

Please fill out and return by mail or hand delivery to Vacation Villas at FantasyWorld, 5005 Kyngs Heath Rd., Kissimmee, FL 34746, or scan and e-mail to Diana@FantasyWorldTimeshare.com, or hand deliver to the Annual Meeting. Thank You!

Vacation Villas at FantasyWorld - 2021 Proposed Budget

	2021
REVENUE:	
Maintenance Fee	3,650,025
Maintenance Fee Reserves	804,182
Rental Revenue	3,148,125
Miscellaneous Other	-
Other Revenue	2,348,024
Gross Revenue	9,950,356
Cost of Sales	220,889
Reserve For Replacement	804,182
Net Operating Revenue	8,925,285
EXPENSES	
Utilities Total	684,671
Contract Housekeeping	1,235,564
Housekeeping	296,606
Maintenance Totals	407,500
Admin & General Totals	1,015,909
Salaries & Wages Total	2,180,505
Property Taxes-Real Estate	787,886
Insurance	269,194
Total Leases/Contracts	2,047,449
Total Oper Expense	8,925,285
Operating Surplus/(Deficit)	0



Assessment Summary	2021	2020	Variance
Maintenance Fees	\$ 671,38	\$ 671,38	\$ -
Reserve Fees	\$ 147,92	\$ 147,92	\$ -
Property taxes	\$ 90,63	\$ 90,63	\$ -
Total Maintenance Fees	\$ 909,93	\$ 909,93	\$ -

Gil Amara, Pembroke Pines, FL (Retired)

Qualifications: an extensive background in finance, eventually working as the Administrator of Patient Finance reporting to the CFO for Jackson Memorial Healthcare System, South Florida's largest hospital enterprise; employed there 30 years, participating in CEO briefings and appearing before the Miami-Dade County Commission. An Eagle Scout with lifetime involvement with the Scouting program, I have served at the local, state, and national levels assisting leaders deliver a quality program.

Experience: prolonged community involvement, evidenced by serving on: HOA Board for 12 years, President for 10; Property Owners Board for 7 years, President for 1; responsible for managing HOA/POA assets of \$800K; Non-profit corporation Board 4 years, Treasurer for 3, responsible for recurring credit card billing and finance policy and procedure implementations; Credit Union Board Director (\$100M assets, 50 employees) for 3 years, 5 years on the Audit/Supervisory Committee assisting in the selection of annual audits including the response and remediation plans for identified deficiencies.

Reason for Nomination: I would like to be able to apply both my professional and volunteer experience for the mutual benefit of the Owners and Board of Vacation Villas at Fantasy World, assisting in the financial oversight and procedures where needed.

Robert J Anspach Jr – Conestoga PA

As an author, coauthor and producer of over 25 books covering subjects such as social media, search engine optimization, life lessons, weight loss, personal injury law, copywriting, podcasting and fighting scams, my mission is to make the complicated easier to understand. I'm also the founder of Anspach Media, a marketing and publishing company serving clients around the globe. And along with my wife we are proud VVF timeshare owners.

Vacation Villas at Fantasyworld has become more than a Florida destination...it's become a home away from home for so many; yet, owners still have questions and concerns. As a Board of Directors candidate I encourage everyone to vote, to ask questions and to keep the lines of communication open. If elected I will make it a priority that your voice is heard and you are treated like family. Timeshare ownership shouldn't be complicated; my goal is to make your next VVF vacation so memorable that you'll want to invite friends to be owners too.

Jonathan Ejuwa (Incumbent) Eagan, Minnesota

I am currently the Secretary/Treasurer for the Vacation Villas at FantasyWorld Timeshare Owners' Association and President of FantasyWorld Club Villas Homeowners' Association since 2002. I have always sought to find common ground between the owners that I represent and management to get things accomplished. This has been one of my biggest assets. I will contribute my experience and education to continue the success and improvement of Vacation Villas at FantasyWorld by being given the opportunity to serve the Association again. I will challenge owners to get involved since we still have lots of work to be accomplished on the resort.

I have a BA in Business Management and an MBA in Information Management Systems.

Gary Gorski, Newark, NJ

I have been an owner for over 25 years at Vacation Villas.

I'm committed to the interests and concerns of ALL other owners and their vested interest.

I feel that with my background, WE can bring about a good change!

- ✓ Bachelor of Science in "Public Safety Administration" (working on MPA)
- ✓ Board member for The Salvation Army Boys & Girls Club of Newark Ironbound
- ✓ Board member for the Boys & Girls Clubs in New Jersey
- ✓ Officer/member 4-H council (NJ) Leaders Association. (State & County)

My main interest and reasons for being on the Board of Directors is to take my many years of experience in private and public employment and help govern the growth and status quo of the resort. We need to have a proactive outlook with great leadership so that we may go forward.

- Helping keep the resort as a relaxed family getaway.
- Bring a new and fresh view with my proven leadership abilities.
- Keep the current "vision" on track.
- Maintain reasonable costs and dues.
- Explore new ventures and possibilities for our resort.
- Have a GREAT place for our vacation!

Daniel J Hickson BS, PHR, Macomb, Michigan

EMPLOYMENT

ENRG Consulting, Inc.

Vice President Human Resources – North America - Europe

EDUCATIONAL ACHIEVEMENTS | SKILLS | SPECIALIZED TRAINING

University of Michigan- Political Science Business Administration International Business Marketing

Federal Aviation Administration (FAA)

Licensed Pilot – Private Aircraft

Internal Revenue Service (IRS)

Licensed – Individual Income Tax

Scuba Schools International (SSI)

Licensed Diver

EXPERIENCE

I am currently serving my third term as President of the Cornerstone Village Homeowners Association in Macomb County, Michigan.

Our population consists of four hundred and four homes, two playgrounds, two swimming pools and a clubhouse; similar amenities to that of Vacation Villas at FantasyWorld.

Our association has been recognized for our outstanding financial operation while providing prompt service to our homeowners and creating a community that will attract and retain families in our community.

I am hopeful that you will agree that my experience along with my education would position me as an ideal candidate for the board.

I welcome the opportunity to answer any specific questions you may have regarding my background, skills and abilities.

Dr. Jeffery C. Kreeger, Hartford, CT

Dr. Kreeger is the Director of Tourism and Hospitality Studies at Central Connecticut State University in New Britain, Connecticut. He spent over 20 years in the telecommunications industry utilizing GIS technology for corporate solutions and earned his doctoral degree in Hospitality Management at the University of South Carolina. He has an MBA from the University of Colorado at Denver and a GIS Certificate (one-half of a master's degree) from the University of Denver, where as an adjunct professor he teaches several GIS online courses including: Designing GIS Databases; GIS in Business; and GIS in Public Health. He owns a timeshare not only at Fantasy World, but also one in Mexico and has attended many time share presentations over the past 30+ years which allowed him to observe industry trends.

Randall L. Meagher, Lemoyne, PA

My wife Betty Jane and I own two Timeshares at Fantasy World Resort and we love the resort and the Orlando area. We own one additional Timeshare at Discovery Beach Resort in Cocoa Beach. We try to vacation every year at each resort. I am interested in joining the Board of Directors for Fantasy World Resort. Below is some information about my career and life and why I feel I would be a good fit for one of the positions. Thank you for this opportunity.

In 1983 I earned my Bachelor of Science degree in Music Education. I immediately began teaching music at a small Catholic school in north east Pennsylvania. From there I taught at several schools in the state until I earned a Graduate Assistantship at Southern Methodist University in Dallas, Texas. Upon graduation from SMU, I taught various levels of music education and research in Savannah, Georgia, Owings Mills, Maryland, and finally in York, Pennsylvania.

Currently I am Director of Marketing for a small freight courier company based in Harrisburg, Pennsylvania. I help out with the driving and moving of freight and medical supplies and average driving 100,000 miles a year in my Sprinter van. I also have a flourishing internet marketing business. I drop ship products on several internet platforms including Ebay and Bonanza (Google). I feel I have the education, the years of experience, the ownership insight and the strong will to work for and implement what is best for Fantasy World Resort as a member of the Board of Directors.

Michael E. Rissell, P.E. Maryland Heights, MO

EDUCATION, B.S. Mechanical Engineering University Missouri – Rolla

PROFESSIONAL AFFILIATIONS, Registered Professional Engineer – Missouri

Michael retired in 2017 and continues to enjoy traveling with his wife Diane. Upon graduation from college in 1973, he began his career at Monsanto in St. Louis. He quickly transitioned into Project Management and managed major chemical and plastic manufacturing projects. When Monsanto spun off their chemical group, Michael accepted a Project Management position with Emerson. During his career, he has managed projects of over \$500M, many of which were phases of manufacturing facilities in the \$3B range. As Project Manager, his duties included managing

engineering, developing and negotiating construction contracts, and overseeing field construction activities. Michael's work history includes projects for industry leaders such as Shell, Conoco-Phillips, Eastman, Wacker and Unilever. Project sites included numerous USA locations as well as in Malaysia, Mexico, Germany, Belgium, Trinidad, and Canada. Michael and his wife Diane own two weeks at VVF. The first was purchased in 1992. Michael has seen many changes take place at VVF in his 28 years of ownership. He is pleased and excited that VVF is a self-managed facility and applauds the performance of the Timeshare Owners' Association. Michael enjoys fishing, he is the Chaplain for the Missouri State Trout Fishermen's Association, and a deacon in his church. Michael believes his corporate experience and personal and business travel experiences would benefit the Association, and he would be most honored to faithfully serve on the VVF Board of Directors. This is the third time Michael has applied for a Board of Director's position, and is hopeful that a quorum of owners can finally be established in 2020 to allow a vote to take place.

John Sladkey (Incumbent) Overland, Kansas

I am a Director at FantasyWorld Timeshare Owners' Association and a Director on the FantasyWorld Club Villas Homeowners' Association Board. Over the past six years, significant changes have occurred at Vacation Villas. I would like to see the current vision of Vacation Villas implemented.

I am a Board member or have been on the following non-profit organizations: Chairman of Lighthouse, Westport Bethany Fellowship, Chairman of Executive Service Corps of Greater Kansas City, Pets for Life Kansas City, Chairman of YMCA Park Ridge, IL, Blue Valley School Board representative, and Helzberg Mentoring Program.

I am a Board member or have been on the following profit organizations: Chairman of the Charitable Tax Planning Center, Chairman of Biomat, and President of Improve Production Processes.

I have been a Professor of Operations Management at the University of Missouri, Kansas City and Manager of an ATT manufacturing plant of 1,500 employees.

Scott J. Smith (Incumbent), Chapin, South Carolina

I was born and raised in Orlando, Fla., and witnessed firsthand Orlando's growth from a small, relatively unknown town into the tourism giant that it is today. When I turned 16, I began my hospitality management career at Walt Disney World, where I continued to work throughout high school and college. After graduation from the University of Central Florida, my professional career began with Marriott Hotels and held various positions in their hotel and resort division throughout the United States. Prior to my academic career, I also worked for Sheraton Hotels, Rosen Hotels, Walt Disney World, and Hilton Hotels in various management positions before returning to graduate school and completing my studies at the University of Central Florida's Rosen College of Hospitality Management. I currently hold a position with the University of South Carolina's College of Hospitality, Retail and Sports Management as an associate professor. My primary areas of research are pricing and revenue management in the hospitality industry. I am considered a leading expert by the business media and provide consulting to the hotel, resort and theme park industries.

Jeffrey T. Weinland (Incumbent) Orlando, Florida

As the Board President of the Vacation Villas at FantasyWorld Timeshare Owners Association and the Secretary/Treasurer of FantasyWorld Club Villas Homeowner's Association, I would like to continue to offer my experience in the hospitality industry to our resort.

After a career of more than 25 years of owning and operating hospitality industry service businesses relating to accounting and customer service evaluation, I have refocused my future on the college classroom. I now earn my living as a faculty member with the University of Central Florida's Rosen College of Hospitality Management.

I have earned a BS in Business/Organizational Management, an MBA focused on Marketing, and a PhD in Organizations and Management. I hold numerous professional designations including: Certified Hotel Administrator, Certified Hospitality Educator, and Certified Hotel Accounting Executive. In addition, I am licensed by the State of Florida in Community Association Management, Real Estate Brokerage, Real Estate Instruction, and Private Investigations.

My goal for our resort is to provide the best possible vacation experience to our timeshare owners while keeping our maintenance fees affordable.