

Notice is hereby given that the Thirteenth Annual General Meeting of

THURNHAM OWNERS' CLUB

Will be held on Sunday 5 July 2009 at 2.30pm at The Midland Hotel, Morecambe, LA4 4BU Tel: 01524 424000

AGENDA

- 1) Apologies for absence
- 2) To read and confirm the Minutes of the last Annual General Meeting
- 3) Matters arising therefrom
- 4) Chairman's report
- 5) Finance Report (attached)
- 6) Resort Manager's report (attached)
- 7) Matters arising from agenda items 4-6
- 8) Proposed Resolutions 1-3 (attached) to amend the Thurnham Owners Club constitution
- 9) Resolution regarding the renewal of the Management Agreement for Thurnham Owners' Club
- 10) Ratification of transferred and cancelled membership certificates
- 11) Election of Officers (resumes attached)
- 12) Submitted members' questions
Questions must be submitted in writing to be received no later than Friday 19th June 2009 marked for the attention of Teri Jackson at Citrus House, Caton Road, Lancaster, LA1 3UA
- 13) Any Other Business

Please Note:

In accordance with the provisions of the Club Constitution, only members who are fully paid up to date are entitled to attend and vote at the AGM or to appoint a proxy in their place. Those Members attending the Meeting will be required to produce evidence of membership to attendants at the door

In accordance with the Club Constitution, only business specified in the Agenda or the Notice can be considered at the Meeting. Please submit any questions you may have in writing to the Club at the above address.

Agenda item 4

Chairman's report

Dear fellow Thurnham Hall owners

I say it every year but it never seems like 5 minutes since I was last writing the annual report, this past year has been dominated by the works to the roof, with the hall shrouded in the most enormous scaffolding and false roof I have ever seen.

I am delighted to report that despite various setbacks the works were completed on time and under budget. This was a team effort with numerous departments and firms involved and we owe them all a big thank-you for pulling out all the stops to get the works done and for their sympathetic handling of the hall.

Whilst the workers were on the roof it became apparent that the stonework in particular on the gable ends is also in a poor state, I attended a meeting where I climbed the scaffolding to see with my own eyes and the pointing is simply crumbling away and the render is coming off in chunks.

We have therefore agreed that whilst the scaffolding is in place and whilst the roof project is under budget we will go ahead with these additional essential works, by doing this now and not deferring we are effectively making a saving on the project of circa £39,000 which we are confident you will agree is not an insubstantial sum and a valuable saving. Works started at the beginning of May and will end towards the end of July.

Pathways and gardens have seen a lot of attention this year, and the feedback is that the pathways are now easier to negotiate and less dangerous to those with mobility problems.

We as a committee have held a further 3 highly successful meetings targeting fixed week owners who have also joined Thurnham Vacation Club sadly a mini-protest outside the venue attempted to disrupt proceedings but we were able to help over 180 members despite this.

January saw our first Owners Dinner, the feedback was very positive with some well received constructive criticism to make the next event even better, if you haven't seen the pictures yet have a look at the website – the dancing went on way after the meal!

We have also seen further changes in the management team, with Julie Thompson appointed as General Manager, a split role which sees her managing both Thurnham and Pine Lake resorts, this allowed Lorna Cardwell to move into the role of Assistant General Manager based solely at Thurnham Hall.

February saw a committee change with Peter Ingerslev Nielsen, who many of you will know from recent AGM's, replaced as one of the Diamond Resorts International® Committee representatives by Amanda O'Garrow. This allows Peter, who is based in Malaga to concentrate on Spanish resorts and Amanda, who is based in Lancaster, to concentrate on the UK.

This year sees Fred Evans come to the end of his 3 year term and he has decided not to go forward for re-election for personal reasons. Fred and I were both elected together at the same AGM so have effectively served the same term, I however was elected for a 1 year term initially to complete the term of a committee member who had resigned and I was subsequently re-elected.

As I have completed a full 3 years I also have decided to stand down from this election but will of course offer my support and any handover information required to the committee going forward for as long as they want it. Pippa has been looking after the newsletters and website recently and I'm hopeful both these will continue under her guidance.

It is with some sadness I am going but know it is the right decision, I have met many wonderful people I would never have met and on the whole have enjoyed the position on the committee – I could certainly never say it was dull!

As a true Thurnham lover I will still be visiting and hope to see many of you again in the near future and on behalf of Fred and myself thank-you for your support, patience and understanding over the past years.

Kind Regards

Ian Hollins
Chairman
Thurnham Owners Club

Agenda item 5 Finance Report

Statement of income and expenditure

		2008	2007
		£	£
Income	Note		
Maintenance fees – TVC	1	124,508	126,482
Maintenance fees – Owners		249,760	273,255
Maintenance fees – Diamond Resorts (Europe) Limited re TOC units		457,722	445,435
Maintenance fees – Diamond Resorts (Europe) Limited re 10 units		194,394	197,478
Heat and light income		57,420	55,570
Telephone income		976	96
Leisure centre income		27,608	24,256
Other income	2	8,343	289
		<u>1,120,731</u>	<u>1,122,861</u>
Expenditure			
Heat and light	3	120,563	78,906
Business rates	4	63,136	53,148
Water rates		6,148	10,155
Cleaning, laundry and housekeeping		42,110	44,708
Insurance	5	26,405	20,434
Repairs and maintenance		61,178	69,656
Grounds maintenance		30,884	34,552
Vehicle costs		9,810	8,173
Telephone		15,181	13,274
Sky & television costs	6	4,047	7,681
Other costs		3,654	12,847
Clubhouse costs		47,104	44,038
Office costs		10,144	8,359
Staff costs		421,934	422,205
Legal and professional fees		-	-
Accountancy services		2,080	2,080
Trustee's fees		1,160	1,133
Audit fees		1,902	1,947
Owner Committee costs	7	1,568	500
AGM costs	8	7,372	7,609
Bank charges		1,591	2,816
Leisure centre and pool costs		21,481	22,482
Reservations	9	26,010	26,010
Invoicing	10	26,010	26,010
Expenditure before management charges		<u>951,472</u>	<u>918,723</u>
Management charges at 15% of net expenditure		<u>128,569</u>	<u>125,777</u>
Total expenditure		<u>1,080,041</u>	<u>1,044,500</u>
Interest Receivable	11	18,884	12,142
Surplus of income over expenditure		<u>59,574</u>	<u>90,504</u>

Balance sheet as at 31 December 2008

	2008 £	2007 £
Cash at bank and in hand	224,378	174,382
Amounts owed from Diamond Resorts (Europe) Limited	(17,092)	1,735
Net assets	<u>207,286</u>	<u>176,117</u>

Represented by:

Reserve fund		
Balance as at 1 January	176,117	85,613
Surplus arising in the year	59,574	90,504
Transfer to sinking fund	(28,405)	-
Balance as at 31 December	<u>207,286</u>	<u>176,117</u>

Statement of sinking fund (see note 12)

	2008 £	2007 £
Balance as at 1 January	135,893	69,753
Contribution for the year from TVC	27,068	19,410
Contribution for the year from Owners	54,300	42,398
Contribution for the year from Diamond Resorts (Europe) Ltd re TOC units	99,502	67,898
Contribution for the year from Diamond Resorts (Europe) Ltd re 10 units	42,264	30,304
Income from old Sinking Fund	-	457
Interest Receivable	9,522	6,061
Transfer from Reserve Fund	28,405	0
Expenditure incurred	(79,805)	(100,387)
Balance at 31 December	<u>317,149</u>	<u>135,893</u>

The sinking fund is supported by a cash balance held by Diamond Resorts Management Limited on behalf of the members.

Sinking fund expenditure

	2008 £	2007 £
Labour Costs	-	1,915
Furniture	-	44,246
Bathrooms	866	686
Kitchens	-	2,729
Electrical Appliances	-	1,409
Soft Furnishings	914	15,451
Refurbishment	-	25,634
Expenses	-	284
Fixed Wire Testing	-	7,850
Conservatories	-	183
Tender process for roof	22,571	-
Design costs	8,564	-
New phone system	24,090	-
Temporary roof (Reflected in 2009 budget)	22,800	-
	<u>79,805</u>	<u>100,387</u>

Notes to the accounts

1. Maintenance fees

Reflects full contribution from owners and Diamond Resorts (Europe) Limited. This includes the Diamond Resorts (Europe) Limited cost for the 10 new units wholly owned by Diamond Resorts (Europe) Limited.

2. Other Income

Represents additional income for extra cleans for Marketing stays and internet rentals.

3. Heat and light

Costs for electricity have increased significantly in 2008. This cost is partially offset by the income for Heat and Light.

4. Business Rates

A rebate was received in 2007 reducing the costs in that year.

5. Insurance

The increase is due to the introduction of a global insurance policy and is now based on a current and realistic property valuation.

6. Sky & Television costs

The reduction in Television license costs is due to purchasing a hotel license in 2008.

7. Owner Committee Meetings

This amount reflects the committee members' expenditure for the year (excluding costs directly associated with the AGM) which includes travel, accommodation and subsistence whilst attending meetings and member dinners plus other out of pocket expenses.

8. AGM costs

This amount includes AGM venue costs, printing and postage costs for the AGM notice and minutes, committee members' expenditure relating to the AGM, plus costs associated with TATOC membership and attending the TATOC annual conference.

9. Reservation costs

In 2008 Diamond Resorts (Europe) Ltd did not increase this annual fee.

10. Invoicing costs

In 2008 Diamond Resorts (Europe) Ltd did not increase this annual fee.

11. Interest Receivable

This is interest received in the reserve fund bank account.

12. Sinking fund

In 2008 Diamond Resorts (Europe) has contributed fully for its 10 new units to the same value as paid for the equivalent sized two bed units in Thurnham Owners' Club.

General comment

The income and expenditure account and statement of sinking fund for the year ended 31 December 2008 have been extracted from the audited accounts and reflect full income and expenditure for the total 60 units operational on the resort.

Any member who wishes to receive a full set of audited accounts may request them from Teri Jackson on 01524 589078 or e-mail Teri.Jackson@diamondresorts.com.

Sets of the audited accounts will also be available at the meeting.

Agenda item 6 Resort Manager's Report

As always it has been a varied and interesting year but throughout it all the day to day business has been consistent. July saw us welcoming Julie Thompson to the resort as General Manager for both Pine Lake and Thurnham Hall. Resort Management and department heads have invested more and more of their time in training and development for staff and a number of individuals have successfully completed a variety of training courses, the most recent of these being a Customer Service training session for all staff.

A few part time housekeepers have moved on and we have welcomed back Trevor McGrath to the housekeeping team. Linda Townson continues to lead the department and over the past couple of months the team have shown a great improvement in their scores hitting 93% for November and December 2008 and February and March 2009.

In July we employed Craig Yule as the new Maintenance Manager to cover both Thurnham Hall and Pine Lake. Craig has settled in well and is working closely with our gardener to improve the grounds. Improvements include new pathways using India stone, new directional signage and planters around the grounds. Cedric continues to maintain the painting and decorating around the resort and has just celebrated his 10th year at Thurnham Hall. Particular emphasis has been placed on maintenance weeks to ensure that the unit quality remains high until we commence a refurbishment programme in the units in 2010.

Claire Robinson has taken over as Reception Manager on 1st November as Gaye Hayes retired in October after 10 years at Thurnham Hall. Although Claire's team are all relatively new to the resort, they work well together and are all valuable members of staff. Two receptionists, Sarah Regan and Francesca Johnson have been named as Customer Service Ambassadors for Thurnham Hall.

In August our Food and Beverage (F&B) operator and Entertainer left and Fiona Rogerson (the F&B operator at Pine Lake) was kind enough to step in for an interim period of 6 months. Fiona and her team did a great job and successfully took us through the busy Christmas and New Year period. In February we welcomed Walling Ltd as our new F&B operator. This move has brought back Head Chef Mike Woolfall and Restaurant Manager Graham Leece. Their choice of menus focus on locally sourced produce which is proving to be very popular with our guests. Themed nights include Steak night, Lancashire night and A La Carte with future plans to include a BBQ night. The entertainment programme includes a Saturday night cabaret act, resident pianist, history tour, quiz, Garstang market excursion and Fun Swim for the children.

Major renovation work on Thurnham Hall roof commenced on 3rd November 2008. This work involved completely stripping the roof of all tiles and some timber and sourcing similar materials to use as replacements. All of the work was carried out in conjunction with English Heritage.

I wish to take this opportunity to thank all of the staff for their hard work over the last 12 months and for their continued support and dedication.

**Lorna Cardwell
Assistant General Manager
Thurnham Hall**

Agenda item 8 Resolutions 1-3

The Committee have also put forward proposed resolutions numbered 1-3 on which the meeting must vote.

Resolution 1

To amend Clause 11.1 in its entirety and to adopt the following in substitution therefore with effect from 30th June 2010;

“Clause 11.1 The business and affairs of the Club shall (save insofar as the same may have been delegated to a management company as hereinafter provided) be managed by a Committee of not more than 5 persons, two of whom (“the Elected Committee Members”) shall be Ordinary Members of the Club, two of whom (“the Company Committee Members”) shall be nominated by the Company and may be Ordinary Members of the Club and one of whom (“the European Collection Points Scheme Committee Member”) shall be appointed by Diamond Resorts European Collection Limited (“European Collection”) and who may be but is not obliged to be an Ordinary Member of the Club. The European Collection Points Scheme Committee Member shall be responsible for representing to the Committee the views of members of the European Collection. The Committee shall meet as often as necessary and at least once every twelve months. Any two Members of the Committee may call a Committee meeting by notice in writing to all Members at least fourteen days prior to the date of such Committee meeting. One of the Elected Committee Members shall be appointed to act as Chairman of the Committee at the first meeting of the Members of the Committee and shall be elected by a majority of those Members of the Committee present. He shall continue to act as Chairman at all subsequent meetings at which he is present failing which the Chairman of any meeting of the Committee will be elected by a majority of those present at the meeting in question. Decisions of the Committee shall be on the basis of a majority of those present and in the event of an equality of votes the Chairman shall have the casting vote. Four Members of the Committee shall form a quorum. Proper Minutes of the proceedings at Committee meetings shall be taken and preserved.”

Reason:

We urge you to support this Resolution in order to facilitate the appointment of a European Collection nominated Points Scheme Committee Member who represents the Members of the Diamond Resorts European Collection Limited. The Company currently owns sixty percent of the weeks at Thurnham Owners’ Club which are used by the Diamond Resorts European Collection Limited points members. The Company and the Committee are of the opinion that with such a large interest in the resort it is only fair that Diamond Resorts European Collection members are represented on the Committee.

In the event that Resolution 1 is passed the Diamond Resorts European Collection Limited board will appoint a representative for the European Collection Points Scheme committee Member position in June 2010.

In the event that Resolution 1 is passed, a number of amendments need to be made by way of Special Resolution to related provisions in Clause 11 of the Constitution (as detailed below).

(For ease of reference, proposed changes have been highlighted).

Resolution 2

To amend Clause 11.2 of the Constitution in its entirety and to adopt the following in substitution thereof which shall take effect from 30 June 2010;

“Clause 11.2 The first Members of the Committee (other than those nominated by the Company) will be elected at the first General Meeting of the Members of the Club which will take place on or before 31st December 1990. The first Annual General Meeting of the Members of the Club will be convened by the Founder Members by notice in writing sent to every Member not less than twenty-one

days before the date of such Meeting. At the second Annual General Meeting of the Club and at each subsequent Annual General Meeting one Elected Committee Member shall retire and a new Elected Committee Member shall be elected. Retiring Elected Committee Members may offer themselves for re-election. The order in which the first three Members of the Committee elected after the First Annual General Meeting retire shall be decided by drawing lots. Thereafter retirement of Elected Committee Members shall be by rotation each Elected Committee Member retiring at the third Annual General Meeting to be held after their respective elections. The two Company Committee Members shall be nominated by the Company by written notice and shall cease to be such on written notice being given to them by the Company and the Company shall then nominate a successor or successors to fill any vacancy or vacancies thereby created.

The European Collection Points Scheme Committee Member shall be nominated by Diamond Resorts European Collection Limited ("European Collection") by written notice and shall cease to be such on written notice being given to that person by European Collection who shall then nominate a successor to fill the vacancy thereby created."

Reason:

The amendments proposed to Clause 11.2 are necessary in the event that Resolution 1 is passed so as to incorporate the correct terminology introduced by Resolution 1 including references to and nomination and notice procedures appertaining to the Diamond Resorts European Collection Limited Points Scheme Committee Member.

Resolution 3

That Clause 11.5.3 of the Constitution be amended to read as follows which shall take effect from 30 June 2010;

"11.5.3 To appoint such sub-committees which shall be comprised of Elected Committee Members, and Company Committee Members in the same proportion as the main Committee (**with the Diamond Resorts European Collection Limited Points Scheme Committee Member when reasonably practicable**) as shall be necessary for the carrying on of the management of the Club."

Reason:

It is submitted that the amendments proposed to Clause 11.5.3 are necessary in the event that Resolution 1 is passed so as to incorporate the correct terminology introduced by Resolution 1.

Agenda item 9

Renewal of Management Agreement

Proposed by the Founder Member in accordance with the terms of the management agreement for Thurnham Owners' Club

"That the Management Agreement dated 16 November 2004 between Sunterra Europe Limited now known as Diamond Resorts (Europe) Limited and Sunterra Title Limited now known as Diamond Resorts Title Limited ("the Founder Members") of the one part and the said Sunterra Europe Limited (hereinafter called "the Management Company") of the other part in relation to Thurnham Owners Club which is due to expire on 15 November 2009 shall be renewed on the same terms for a further term of five years effective from 16 November 2009 thus expiring on 15 November 2014".

Please note that in accordance with the terms of the Management Agreement – this resolution shall be deemed passed unless a three-quarter majority of the Members entitled to attend and vote at the Annual General Meeting shall vote against renewal

Agenda item 11

Election of Officers

In accordance with Clause 11.2 of the Constitution, one member of the Club Committee is to retire this year and a new Elected Committee Member is to be elected.

This year Fred Evans is due to retire by rotation and has indicated his intention not to stand for re-election therefore there is a position up for election to the committee for a 3 year term.

In addition Ian Hollins has submitted his resignation from the committee with effect from the end of this forthcoming AGM. Ian has currently served 2 years of a 3 year term and there is 1 year remaining which needs to be filled.

As a result of the above there are 2 positions available for election to the committee; a 3 year term and a 1 year term. Following the AGM the decision will be made by the committee as to which term each successful elected committee member will take up.

Nominations have been received from the following members all of whom will require a seconder from the floor at the AGM.

Resume of Lorie Oesterreicher

I stand before you again, one year later requesting to be considered for the next open Committee member seat at Thurnham Hall Resort.

As a refresher from last year and for new owners here is my updated resume.

I have been a Thurnham Hall owner for over 3 years and own 2 fixed weeks, however I have been visiting Thurnham Hall for 10 years now through exchanges and rentals. I travel to Thurnham Hall at least 4 times per year and I consider Thurnham Hall my 'home away from home'.

I am a volunteer Moderator on the Thurnham Hall Owners Website, the Buying, Selling and Renting Forum. I have been doing this volunteer position for the Thurnham Owners Website for the last 3 years; I've also helped with sorting the newsletter and in planning other events held at Thurnham Hall over the years.

I also volunteer my 2 personal websites, which centre around timeshare and travelling that I cheerfully let any timeshare owner use for reselling or place want ads, or share stories or opinions...Free of any type of fees.

Having this type of communication and network allows me to speak with not only many Thurnham Hall owners but worldwide timeshare owners and committees on many levels from general timeshare questions, exchanging/depositing, debating current issues, where are our clubs going/fee increases, reselling unit/purchasing weeks, or just listening to the story they have to share. I feel connected with all Thurnham Hall owners. I've always made myself available to anyone anytime, despite the long distance and the time difference. I do answer every 3am call, however you will find me making very strong tea whilst talking.

I may be a long distance owner, but I am very active in the Thurnham Hall community and can be seen at the Hall various times throughout the year despite living in the States. I am committed to Thurnham Hall and it's timeshare owners. I am here to support you and my fellow committee members to the best of my ability. I promise to keep my fellow owners best interests in mind, top and foremost, and Thurnham Hall is our priority. The decisions I help make concerning Thurnham Hall, affects each and every one of you, future generations coming in and myself.

My current experience being the owner and operations manager of my own company, I faced challenges; downturn of the economy, from the start, through formation, and actual day-to-day running. Like many new small businesses our bottom line said we needed to make some major changes. The valuable lessons and information I gained I can bring forward and use for future endeavours. My accounting background in purchasing and costing, along with my 20+ years of Timeshare industry history and travel experience, I feel that I would be a benefit to you and to the other committee members of Thurnham Hall Resort.

Resume of Peter Scott

I have long been associated with timeshare practice by joining Diamond Resorts through having points in Diamond Resorts European Collection Limited, formerly Club Sunterra and prior to that Grand Vacation Club (GVC). As a new fixed week owner at Thurnham Hall this year I have not yet had time to get to know people who use the resort, although I believe I can add value to the committee. I wish to secure a seconder in advance of the AGM, so, on reading my resume below, if anyone would wish to consider supporting me in my nomination I can be contacted via the AGM secretary. It is possible for me to request a seconder from the floor at the AGM, but I would prefer that anyone who would like to support my application have the opportunity to talk to me and get to know me a little before the meeting.

In January 2009 we took our first week at Thurnham Hall with our son, daughter-in-law and 2 granddaughters. We had a great time. We also saw how DRI and the committee were spending our maintenance fees wisely, improving in a lasting way a heritage landmark in the region.

I live in Leeds, just 90 minutes drive from Thurnham Hall. If elected my travel expenses would be low helping keep costs down for the members. As my home affords me easy access it would be particularly useful were I required to visit the resort at short notice.

Also, because I have lived locally throughout my life, my knowledge of the areas nearby the resort, e.g. Lakes and Dales, West Coast towns, heritage, history etc in provincial towns and cities, is extensive. Professionally, I work as a driving instructor since I qualified in 2004. Prior to this I worked in telecoms for 27 years and latterly, in my last 10 years, as an IT manager for BT; running a £4million capEx and £2million operating budget in corporate administration. Although I was, and still am, really and engineer by trade.

When it comes to managing money, such as our fees for maintenance/management, I would be keen to ensure our money is wisely spent and not squandered. I would make myself available to all owners at the resort to ensure I hear their views prior to any meetings.

My wife and I have now been together for nearly 30 years, we have one grown-up son and two granddaughters. I am planning my 50th birthday in October this year.

Resume of Robin Ainsworth

I am a Chartered Building Surveyor with a first class honours degree in building surveying and over 30 years experience in the construction industry. I have specialised in providing Party Wall Surveying and Boundary Consultancy Services for the past 12 years.

I am a Fellow of the Association of Building Engineers and a past chairman of the Manchester and District Branch. I am a member of the Royal Institution of Chartered Surveyors and a fellow of the Faculty of Party Wall Surveyors. I am also a member of the Royal Institute of Chartered Surveyors' Boundary and Party Wall Practice Panel.

I was a member of the working group that wrote the most recent edition of the Royal Institution of Chartered Surveyors' 'Best Practice Guidance Note on Party Wall Legislation & Procedures', the industry standard for Professional Practice, and is currently revising the 'Guide to Procedure for Boundary Identification, Demarcation & Disputes'.

I am the author of the 'The Party Wall etc Act 1996: Explanatory Booklet', a brochure issued by the Government's Department of Communities and Local Government [ex Office of the Deputy Prime Minister].

I am a past National Chairman of the Pyramus & Thisbe Club, the first non-London practitioner to hold such office. I am also a founder member and past Chairman of the North West branch of the club. [The Pyramus & Thisbe Club is a pan-discipline body of professionals with an interest in party walls and party wall legislation, advising the Government on related issues and largely responsible for the enactment of the 1996 legislation].

Resume of Clinton Smith

I am a 56 year old married man with one adult daughter and I wish to be considered for election to the Thurnham Hall Committee. I have been a floating time member of Thurnham Hall for some ten years.

Currently employed by Her Majesty's Prison Service as a non-uniformed member of staff I have worked for the Prison Service for 11 years. My principal employment within the Prison Service is as a member of the works (maintenance) department.

I also deliver diversity training to staff and I am a member of the Race Equality Action Team (REAT) whose job is to manage Race Relations within the Service.

I am a member of the Equal Opportunity Committee which monitors equality of opportunity for staff. I am also an Area Chair (Lancashire & Cumbria) of a National support network for staff within the Prison Service.

My hobbies include music, travel and sport. I have been a very active amateur sportsman involved primarily in volleyball as a player, coach, referee and administrator. I was the chairperson for several years of the county-wide Lancashire Volleyball Association. For the past 14 years I have been employed by the University of Central Lancashire (UCLAN) as a part-time volleyball coach for its student club working with students from local and international backgrounds.

I believe that if I am elected to the committee of Thurnham Hall I will bring with me a wealth of transferable skills and experience acquired over a number of years from a variety of sources.

DIRECTIONS TO THE MIDLAND HOTEL

From the M6

Take exit 34 off the M6 towards Lancaster City Centre.

Turn right at the T-Junction onto Caton Road (A683).

Follow the road signposted towards Morecambe (A6).

Follow the A6 over the river onto Greyhound Bridge Road which leads into Morecambe Road (A589).

Follow the A589 in a straight line over two roundabouts.

At the third roundabout, take the second exit, Lancaster Road.

This road will take you onto Euston Road. Turn left onto Central Drive, go straight over two roundabouts and follow signs to the Promenade.

At the third roundabout, you will join Marine Road Central (A589). Take the last exit and the Midland Hotel is straight ahead on the left hand side of the road.

From the airport

Manchester Airport: 68.2 miles

Liverpool John Lennon Airport: 75.7 miles

Leeds/Bradford Airport: 64.8 miles

By train

Turn left out of the station and head for the promenade. The hotel is opposite.

THURNHAM OWNERS' CLUB PROXY FORM

If you are unable to attend the meeting, but would nevertheless like to vote, you should complete this form and forward it to Teri Jackson, AGM Coordinator, Citrus House, Lancaster LA1 3UA. The form must be signed and received no later than Friday 3 July 2009 at 2.30pm.

Explanation of Proxy Form

A proxy is someone you choose to attend the meeting instead of yourself to vote on your behalf on a poll. You can appoint the Chairman of the meeting or indeed someone else of your choosing. If you appoint a proxy to vote on your behalf and your proxy does not attend the meeting your vote will not be counted. If you do not wish to attend the meeting and would like to vote using a proxy please complete this proxy form, sign and date it at the bottom and forward it to the address stated above.

I/We _____ (print name)

Owner of apartment _____ (weeks) _____

at Thurnham Hall hereby appoint **either** the Chairman or

_____ (delete as applicable) by proxy to vote in my name at the Annual General Meeting of Thurnham Owners' Club on 5 July 2009.

If you wish to instruct your proxy to vote in a certain way, please place an "x" in the appropriate boxes. Unless otherwise instructed, the proxy may vote as he/she thinks fit, or refrain from voting.

Agenda item 8

Resolutions (please refer back to agenda item 8 for wording of the resolutions)

	FOR	AGAINST
To vote on Resolution 1	<input type="checkbox"/>	<input type="checkbox"/>
To vote on Resolution 2	<input type="checkbox"/>	<input type="checkbox"/>
To vote on Resolution 3	<input type="checkbox"/>	<input type="checkbox"/>
Agenda item 9 Renewal of Management Agreement	<input type="checkbox"/>	<input type="checkbox"/>

Agenda item 11

Election of Officers to the Committee

Please put an x in any **TWO** boxes against your preferred candidates as there are **TWO** vacancies to be appointed.

Lorie Oesterreicher	<input type="checkbox"/>
Peter Scott	<input type="checkbox"/>
Robin Ainsworth	<input type="checkbox"/>
Clinton Smith	<input type="checkbox"/>

Signed.....

(Where a membership is in joint names, both members must sign).

Dated.....

