



FALL 2025

SandScript

PRESIDENT'S LETTER

Dear Eagle's Nest Owners,

On July 25, our former manager, Ed Ludwig, transitioned to our sales office, where he originally began his career selling for Mariner Corp. in 1987.

Sales has always been Ed's primary passion, and we're confident that his deep experience and expertise will bring mutual benefits to the team.

Michelle Churchill became our new manager on August 1. She brings extensive experience in facilities management and has embraced her new role with enthusiasm.

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PRESIDENT'S LETTER CONTINUED



In addition to taking charge of our many ongoing projects, Michelle has initiated a thorough review of all service contracts to ensure we're receiving the best value for our investment. I encourage everyone to attend the weekly Owner's meetings and take the opportunity to get to know Michelle.

In my Spring Message, I mentioned that the Board was focused on improving communications with owners. To that end, we have improved SandScript and arranged for an Eagle's Nest web site that is separate from HGV's site and dedicated to issues that interest owners.

Finally, I encourage everyone to consider serving on the Board of Directors. Financial management, information technology and, structural engineering are particularly helpful skills.

I wish everyone a great time at Eagle's Nest.

Jack Guinan



A MESSAGE FROM THE GENERAL MANAGER

Dear Owners,



Welcome to the fall edition of SandScript!
I hope you enjoy the new look we've designed
in-house, reflecting our personal touch and
the spirit of our community.

I'm honored to introduce myself as your new general manager. Since joining on August 1, I've truly enjoyed settling into this exciting and rewarding role. For those I haven't had the pleasure of meeting, whether in person or during our weekly Owners' meetings, I have a background in HOA community management, along with prior experience in marketing and events throughout the United States.

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MANAGER'S MESSAGE CONTINUED

I moved to Florida in 2007 with my then-young family, and 18 years later, I'm still grateful to call this beautiful state home. I feel especially blessed to have found my true vocation in the hospitality industry, specifically in timeshare resort management.

By now, you should have received the latest 2026 Assessment Summary, which includes the newly adopted 2026 budget, a statement detailing your association's assessment and real estate taxes and a candidate's intent to run form for the upcoming election.

For 2026, the overall combined assessment for all unit types increased by just 5.4%. For questions about the 2026 budget, you can contact me at 239-394-5167 or via email at michelle.churchill@hgv.com.

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MANAGER'S MESSAGE CONTINUED

Your maintenance fee payment is due January 1, 2026, at 11:59 p.m. ET.

The Eagle's Nest annual meeting is scheduled for February 3, 2026. At that meeting, one board candidate will be elected to fill Sharon Boherer's seat. The deadline to submit a candidate's intention to run form is November 25, 2025.

Kind regards,
Michelle Churchill



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CONSTRUCTION UPDATE

As part of our ongoing commitment to safety and long-term durability, Eagle's Nest Resort is currently undergoing a post-tension cable construction project. This initiative stems from a comprehensive engineering study prompted by statewide mandates following the Surfside building collapse in Miami. Under these new regulations, all buildings over three stories are required to undergo a reserve study and structural inspection.

During a separate inspection at Eagle's Nest, a structural issue was identified. While the building remains safe, this proactive project is designed to reinforce structural integrity and ensure the resort's longevity.

We appreciate your understanding and support as we continue to prioritize the safety and well-being of our community.

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REMINDERS

Pool Etiquette Reminder

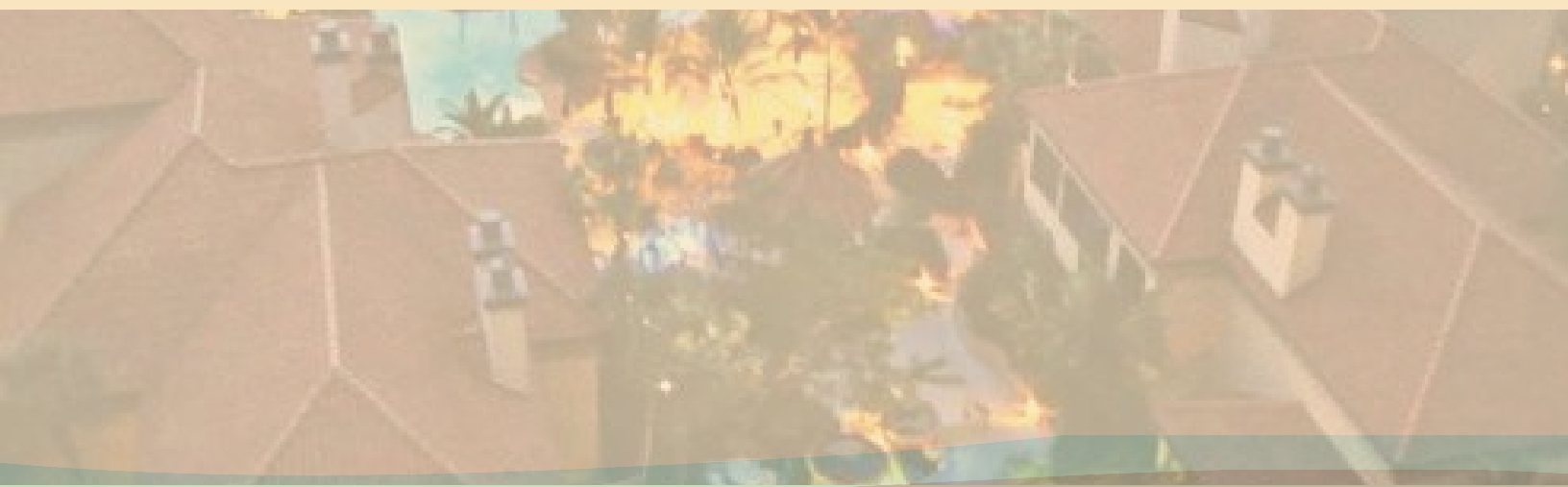
Please take a moment to read the posted pool rules. It's important that Owners, Guests, and visitors respect the property and show courtesy to others enjoying the space.

Construction Notice

Construction will be ongoing through most of 2026. We appreciate your patience and understanding as we work to improve the property. Please note that parking will be affected, see below for important parking reminders and updates.

Parking Reminder

Need extra parking? Please plan to use the Turtle Lot or other designated parking areas for additional vehicles. Due to ongoing construction, parking spaces are currently more limited than usual.



HILTON AS A MANAGEMENT COMPANY

What Hilton Grand Vacations Provides as Our Management Company:

Operational Expertise:

Oversees day-to-day resort operations, staffing, budgeting and Owner services with precision and professionalism.

Strong Brand Standards: Maintains high hospitality benchmarks, contributing to our excellent survey scores and Guest satisfaction.

Low Delinquency Rates:

Implements effective financial systems and Owner support, helping us maintain strong payment performance.

Vendor & Insurance Leverage: Uses Hilton's global buying power to secure competitive rates with vendors and favorable insurance terms.



HILTON AS A MANAGEMENT COMPANY CONTINUED

Vendor & Insurance Leverage:

Uses Hilton's global buying power to secure competitive rates with vendors and favorable insurance terms.

Quality Staffing:

Attracts skilled, service-minded Team Members through Hilton's reputation and recruitment network.

Technology & Systems:

Provides access to proven tools and systems that streamline resort management and enhance the Owner's experience.



HILTON GRAND VACATIONS – EAGLE’S NEST RESORT

You can visit the official Hilton Grand Vacations website for the resort at hiltongrandvacations.com/eagles-nest-beach-resort.

It’s important that Owners keep their credentials up to date and manage their communication preferences , opting in or out as needed , to stay informed.

Need help navigating the site? Stop by and see Claudia, or email or call her for assistance.

Email: [**claudia.phoenix@hgv.com**](mailto:claudia.phoenix@hgv.com)

HOUSEKEEPING

Introducing Our Award-Winning Housekeeping Department

This team consistently delivers outstanding housekeeping scores, reflecting their dedication to excellence.



Olga Giraldo
Housekeeping Manager

“Florina”
Housekeeping Supervisor



“Selene”
Housekeeping Supervisor

MAINTENANCE

Meet the Eagle's Nest Maintenance Team

This team is responsible for ensuring the resort operates smoothly and is maintained to the highest standards.



Quevin Payero
Supervisor



Anuedy Rodriguez
Maintenance Manager



Jose



Osvaldo



Luis

WILDLIFE SPOTLIGHT

GOPHER TURTLES



Gopher tortoises are land-dwelling reptile's native to the southeastern United States, specifically Florida.

Known for their strong digging skills, they create deep burrows that provide shelter for hundreds of other species giving them the title of a keystone species. These gentle creatures prefer dry, sandy habitats like pine forests and coastal dunes. Due to habitat loss and declining populations, gopher tortoises are protected by law.

It's important not to disturb them or their burrows. If you encounter one, admire it from a distance — it plays a vital role in maintaining the health of Florida's ecosystem.



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