

La Casa del Sol

Your Home at the Coast - on North Padre Island

Fall Newsletter

website: www.lacasaresort.com

November 2016

A Message from the President:



Greetings, La Casa Owners,

2016 is nearly history, and it was a busy year. We updated our deed records and we have recovered deeds from non-paying owners so they are available to transfer to new owners. Our grill area got a facelift and the landscaping has never looked more beautiful. The rules for use and access of IP weeks have been changed and it is now possible to book un-reserved weeks, regardless of the IP week limitations stated in your deed. We continue to receive positive feedback from you along with suggestions for improvements and we thank you for both.

The biggest challenge we, as owners, continue to face is the declining base of ownership. The only way we can maintain annual fees at current levels is to increase the size of the LCDS family. We need your help, so we challenge every owner to “Find Just One Owner” to join our family of owners. **If you refer a new owner who purchases a deeded week, we will reward you with a free IP week!** It has never been cheaper or easier to become an owner. For as little as \$625, plus a onetime \$250 transfer fee, your friends and family can become owners of our little piece of paradise. When they purchase a new deeded week, they will receive 2 IP weeks and the total cost includes the annual dues for 2017! Let’s all please share the news about our resort. Have everyone you know visit our website or call the reservations office, and make sure they give us your name as a reference. It could be worth a FREE week in paradise for you.

Our website, www.lacasaresort.com, and our Facebook page, La Casa Del Sol Council of Co-Owners, are active and constantly updated. Please check out the website and like us on Facebook. Both are great ways to let folks know about the best kept secret on *The Island* – La Casa del Sol Resort.

As always, your board is interested in hearing from you. Please contact the reservations office with any questions or requests for information, and Andy will have a Board Member return your call.

Vicki Vannatta, lacasapresident@yahoo.com

2016 BOARD MEMBERS:

President..... Vicki Vannatta

Vice President .. Steve Gandy

Treasurer Gaylen Cox

Secretary..... Candy Lamel

Director..... Jerry Cigainero

Director..... Ben Harbour

Director..... Bud Lowack

and Assistant Treasurer:

Dennis York (appointed)

MARK YOUR CALENDARS NOW:



Saturday, JANUARY 7, 2017:

The **LAST DAY** to apply for Candidacy if you wish to run for election to a seat on the 2017 Board of Directors (see instructions on page 3)

Saturday, FEBRUARY 25, 2017:

The Annual Owners’ Meeting will be held in the DFW area.

RESERVE YOUR DEEDED WEEK:

Count backwards **SIX (6) MONTHS** on your calendar, from the date of the week you own, and notify the Reservations Office, by phone or fax, by THAT date if you wish to use your own deeded week – or it will be available for others wishing to trade their deeded weeks inside the 6-month timeframe.

PAY YOUR 2017 DUES on time:

Reservations are not confirmed unless your dues are current and fees paid.

2016 YEAR IN REVIEW

February 27, 2016 Annual Meeting and Election

President Vicki Vannatta called the meeting to order at 1:00 p.m. at the Holiday Inn on Windward Drive, on *The Island*. Although few people attended this meeting, enough owners to constitute a quorum had mailed their proxies to the secretary so the business of the association could be conducted. The February 2015 Annual Meeting minutes were read and approved after some grammatical corrections were advised. Treasurer Gaylen Cox presented financial performance for 2015 and the Budget for 2016. We have lost owners in recent years and deeds have been recovered so those can be sold to new owners. Annual fees have not been raised, but IP fees have been raised for 2016; even so, revenues are not expected to cover spending again in 2016. Our cash position remains strong, but our reserves are reduced each year that spending exceeds income, so owners are encouraged to help promote sales of units to friends and family. A discussion with attendees identified relaxed IP week usage as one of the ways to introduce the resort to potential new owners. Steve Gandy, VP in charge of Resort Operations, reported on the status of staffing and activities at the resort, including many interior and exterior improvements completed last year and planned for the current year.

Election Results: Jerry Cigainero and Steve Gandy were both elected to serve a three-year term on the Board, and Bud Lowack was elected to serve a one-year term, filling the vacancy left when Ray Leidig resigned. Bud will be eligible to run for election to a regular three-year term in 2017. The proposed Bylaw change to extend term limits for Board Members was also approved.


A question and answer session took place during the tallying of the ballots and drawings were done for the free IP weeks. After election results were announced and attendees were thanked for their input and discussion, the meeting was adjourned at 2:20 p.m.

PLEASE NOTE:

Board Members are all unpaid volunteers and this is a *working* Board. Management of the resort and business operations, on behalf of all owners of La Casa del Sol, involves many hours of independent effort by each Board Member. Board meetings are held approximately every six weeks in the Fort Worth area.

Reservations and Accounting Office Update:

Andy Moore continues as the full-time Office Manager in the Cresson office. We lost our part time help, Charlene, this fall as she relocated to England with her husband's job. Treasurer Gaylen Cox is filling in as needed until a new part-time employee is hired. These hardworking ladies make your reservations, invoice and apply your payments, and perform numerous administrative duties required to handle the business end of our organization. Please refer to the website (www.lacasaresort.com) for the rules regarding reservation of Deeded Weeks, Interval Plus (IP) weeks, and Owner Bonus time. If there are still questions, call Andy and ask to have a Board member call you back for clarification. If you are unable to reserve the accommodations you desire, remember that the office personnel have to follow the Rules and Regulations established by the Board of Directors, so please avoid asking for special consideration.

 Prior to calling for your reservation, please refer to the website for the complete list of Rules and Regulations and penalties for non-compliance. Especially remember that: except for certified Service Animals, NO PETS are allowed ANYWHERE on the Resort Property at any time; smoking is prohibited inside ALL units; boat trailer parking spaces must be reserved when you make your unit reservation or you will have to park on the street; unit occupancy limits are strictly enforced, and there are specific rules and limitations regarding guests who may visit you while you are at the resort.



Resort Update:



Greetings from La Casa! 2016 can best be described as a year of major maintenance for the resort. No special projects or updates were planned for this year, but lots of needed repairs and upkeep kept the resort staff very busy.

Exterior: The grill area was rebuilt in the spring with new infrastructure and tile work. The

pool heater had to be repaired and a new hot tub cover installed. The lower landing of the fishing pier was replaced due to wood rot, and the underwater fishing lights have been moved out farther from the pier. The palms throughout the resort were trimmed and regular weekly landscaping maintenance continued.

Interior Unit Upkeep: Units 102 & 103 had new carpet installed due to water damage. The kitchen in Unit 108 was renovated due to water damage. Three units had new tub/shower enclosures replaced and two units were repainted. This is in addition to the normal maintenance issues reported by our guests. Summer of 2016 was brutal on our AC condensers – a total of 7 units had to be replaced this year.

Roof Repair: The roof was patched in several areas at the front of the complex. The repairs were necessary to receive continued windstorm coverage from our insurance company. The entire roof will be painted during the last week of 2016 and the first week of 2017, while the resort will be closed.

Resort Personnel: Changes were made to the maintenance staff in 2016, which is now comprised of Chet Manitto and Clayton Thomas. Both report to Resort Manager Shelly Franklin, and Shelly's assistant in the office is still Sarah Manitto.

The resort continues to operate smoothly and we welcome any suggestions for improvement. Please remember the proper care and respect for our property is the responsibility of every owner. If you notice something that needs attention please inform the staff or myself. Also, please tell your friends and family about the tremendous value La Casa del Sol can be for them as owners. They can now experience what our resort has to offer through the Winter Texan, Open IP and Owner Sponsored Guest programs.

See you and yours in 2017!

Steve Gandy, Vice President – Resort Operations, lacasavp@gmail.com

MEETING NOTICE:

WHAT: 2017 ANNUAL OWNERS' MEETING AND ELECTION
WHEN: Saturday, February 25, 2017 at 9:00 a.m. (note the time change!)
WHERE: in the Fort Worth area – look for details in the January Newsletter
WHO: All Owners are invited to attend, or you may vote by proxy.
HOW: Candidate information and a proxy will be included in the January Newsletter with instructions about voting rules and deadlines.



2017 ELECTION:

The Board of Directors of the LCDS Council of Co-Owners meets about every 6 to 8 weeks in the Fort Worth area, and is comprised of seven (7) elected volunteers, serving staggered 3-year terms, with service limits of three (3) consecutive 3-year terms each.

Two (2) seats on the Board will be up for election at the February 2017 Annual Owners' Meeting in the Fort Worth area and we welcome your interest. To be considered for one of these positions, you should plan to attend that meeting and you will need to submit an application for candidacy by Email to Secretary Candy Lamel at:

lacasasecretary@gmail.com

by no later than Saturday, **January 7, 2016.**

APPLICATION FOR CANDIDACY

Instructions:

- 1) State your La Casa del Sol Owner Information:
 - Your Full Name
 - The Deeded Week(s) you own
 - Your full Mailing Address
 - Phone Number(s) where you can be reached
 - Your Email Address
- 2) Provide a brief article (250 word limit, please) that can be published in our January Newsletter. Please type it in **Microsoft WORD** format exactly as you want it to be printed, so it can be copied onto the newsletter document without changes. Your article should introduce yourself and state why you wish to serve on the Board. Include experience or attributes you can contribute to our team to actively help with efforts to oversee the resort and business operations of our wonderful La Casa del Sol.

La Casa del Sol
18757 S. Highway 377
Cresson, TX 76035



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In this issue:

- President's Message
- Important Dates
- 2016 Year in Review
- 2017 Annual Meeting Info.
- Application Information to run for election to next year's LCDS Board of Directors

Fraud Alert:

Please be very cautious if approached with a scheme for renting, selling or trading your LCDS timeshare ownership! Scammers may accept your payment but never transfer your Deed, leaving YOU still responsible for paying your annual fees to La Casa del Sol.

Call the Reservations and Accounting Office if you have any questions.

La Casa del Sol (the resort):

15113 Leeward Dr., Corpus Christi, TX 78418

Phone: 361-949-6050

Resort Manager: Shelly Franklin

IF YOU WILL BE ARRIVING LATE: you must call the RESORT OFFICE before 8:00 p.m. on Friday to make arrangements for obtaining a key to your unit.

Reservations and Accounting Office:

18757 S. Highway 377, Cresson, TX 76035

Phone: 817-396-4676

Fax: 817-396-4740

Office hours: 9:00 a.m. – 4:00 p.m. (Monday – Friday)

TO MAKE A RESERVATION: call AT or AFTER 9:00 a.m. (CT) and leave a message and contact phone number. Calls will be returned beginning at 9:15 (CT) in the order received. BE SURE TO BE AVAILABLE – if you do not answer, a 2nd attempt will be made only after the others on the list are called first.

Visit our updated website at **www.lacasaresort.com**.