

La Casa del Sol

Your Home at the Coast - on North Padre Island

Fall Newsletter

website: www.lacasaresort.com

November 2018



A Message from the President:

A hearty HELLO to all La Casa del Sol Owners!

2018 was a continuing challenge due to the extensive damage from Hurricane Harvey. And two of the major projects will carry over into 2019. We have finally settled with Texas Wind Insurance Agency (TWIA). It was a long up and down battle. With the insurance money in the bank we must now decide when best to shut down the resort for the roof and air conditioner replacements. We are currently considering the January 2019 timeframe for those projects. As you know, insurance did not cover all of our loss. Rebuilding the docks was our largest financial burden for out of pocket expenses. Your Board is currently reviewing the budget for 2019. It appears that there will need to be a onetime special assessment in order to present a balanced budget to the owners at the annual meeting. This would be done in lieu of raising maintenance fees. An assessment was discussed last February, but we have managed to delay that for a year.

Those of you who have been to La Casa in recent months have seen that our little piece of paradise is pretty much back to normal. And in some areas, it's better than before the storm.

On a sad note, most of you knew Andy Moore who worked in our accounting/reservations office. Andy recently lost her long battle with cancer. She was a wonderful person, employee and friend. She will be greatly missed.

Please remember that our biggest challenge is increasing ownership/revenue to keep pace with rising operating costs. The current incentives and low cost of ownership are continuing into next year. 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. I hope to see you on the island!

Jim Vannatta, lacasapresident@yahoo.com

2018 BOARD MEMBERS:

PresidentJim Vannatta

Vice President.. Steve Gandy

Treasurer Dennis York

Secretary Gaylen Cox

DirectorJerry Cigainero

DirectorCandy Lamel

Director Bud Lowack

NOTE: To speak with any of the board members directly, contact the Reservations Office with your request and your call will be returned.

MARK YOUR CALENDARS NOW:



Saturday, JANUARY 5, 2019:

The **LAST DAY** to apply for **Candidacy** if you wish to run for election to a seat on the 2019 Board of Directors (see instructions on page 3)

Saturday, FEBRUARY 23, 2019:

The **Annual Owners' Meeting** will be held at 1:00 p.m.in the DFW area.

To Reserve Your Own 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, before that date if you wish to use your own deeded week – or it will be available for others to trade their deeded weeks inside the 6-month timeframe.

PAY YOUR 2018 DUES on time:

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

2018 YEAR IN REVIEW

February 2018 Annual Meeting and Election

President Jim Vannatta called the meeting to order at 1:00 p.m. on February 26th at the Comfort Suites hotel in Arlington, Texas. The February 2017 Annual Meeting minutes were reviewed and approved. Treasurer Gaylen Cox presented financial performance for 2017 and the proposed Budget for 2018. Our cash position remains strong, but our reserves are reduced when spending exceeds income, so owners were again encouraged to help promote sales of units to friends and family. After discussion, the 2017 financial report and the 2018 Budget were approved by all attendees. Vice President Steve Gandy presented the Resort Report, President Jim Vannatta presented the status of negotiations for insurance settlements dealing with the damages from Hurricane Harvey, and the election was held for three seats on the 2018 Board of Directors. Drawings for free IP weeks were done and a very active question and answer session took place during the tallying of the ballots.

Election Results: Gaylen Cox, Candy Lamel and Dennis York were each elected to serve a three-year term on the Board.

This meeting was adjourned after election results were announced and owners were thanked for their attendance and contribution to the discussion about the resort and activities on the Island.

NOTE:

Board Members are all unpaid, elected volunteers, who invest their own personal time and effort to manage the resort and business operations on behalf of all of the La Casa del Sol owners. Board meetings are generally held about every six weeks in the Fort Worth area.

Reservations and Accounting Office Update:

Sadly, Andy Moore, our full-time Office Manager in the Cresson office, lost her battle with leukemia in September. The part-time Office Assistant, Kathy Williams, stepped up to work extra hours to cover Andy's absence and Camille Boyd has been hired on a temporary basis to assist. A search for a permanent replacement for Andy has begun. We would like to remind all owners to 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 you are unable to reserve the accommodations you desire, remember that the office personnel must follow the Rules and Regulations established by the Board of Directors, so please avoid asking for special consideration.

As stated in our Rules, except for certified Service Animals, NO PETS are allowed ANYWHERE on the Resort Property at any time; smoking is prohibited inside ALL units; and boat trailer parking spaces are limited and must be reserved when you make your unit reservation, or you will need to park your boat/trailer on the street.



Thank you to all our owners for your continued patience, as we will need to shut down the resort in the January/February timeframe to complete roof and AC replacements necessitated by Hurricane Harvey. When all done, we believe in some ways our *house in the sun* will end up even better than before.

Resort Update:

Greetings and Happy Holidays from La Casa del Sol! All in all, 2018 was a pretty good year of recovery for our resort. By the end of March, the new dock area and most repairs were completed, and the resort was ready for the summer rush. The greatly improved design and styling of the dock area has received rave reviews from our owners.



Heading into the busy summer months, we still had nine units down due to AC issues related to Hurricane Harvey. Still waiting on our insurance money, your board authorized the replacement of those nine units and we were ready for summer. In May, a new digital cable television system was installed by Spectrum Communications, which greatly enhanced the cable reception at the resort. This summer was hectic as

usual, with full occupancy most weeks from May through August. Best of all, with the exception of some flooding, there were no really bad storms or tropical weather problems this year.

And now, finally, we have settled with the insurance company and can move forward with the final repair of the resort – the badly needed roof replacement. The roof and AC replacement will require the closure of the resort for an extended time. The project, scheduled for the month of January, will involve the removal of all existing AC units from the roof, the actual roof replacement, and the re-installation of the AC units. Upon completion, every unit at the resort will have a new AC/Heating system installed.

As mentioned in the President's message, we took a fairly substantial financial hit due to Harvey, and a special assessment to balance our budget is all but certain. If there is a bright side to this, it may allow us the funds to address the number one complaint received from our owners and guests – the very uncomfortable and squeaky beds.

On a final note: the only way to prevent future increases in annual dues, and more special assessments, is to increase ownership in our resort. Remember that the IP rules have been relaxed, now allowing you, your extended family and your friends to enjoy the resort whenever there's a unit available. Any kind of occupancy helps the bottom line, but finding new owners to purchase their own deeded weeks is the real key to long term financial stability.

See you at the resort!

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

MEETING NOTICE:

WHAT: 2019 ANNUAL OWNERS' MEETING AND ELECTION
WHEN: Saturday, February 23, 2019 at 1:00 p.m.
WHERE: at the Comfort Suites hotel in Arlington, Texas
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.



2019 ELECTION:

The Board of Directors of the LCDS Council of Co-Owners meets about every 6 to 8 weeks in the LCDS office in Cresson, Texas (south of Fort Worth) 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 2019 Annual Owners' Meeting and we welcome your interest.

To be considered for one of these seats, you should plan to attend that meeting and you will need to submit an application by Email to Secretary Gaylen Cox at:

lacasasecretary@gmail.com

by no later than Saturday, **January 5, 2019.**

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 business operations of our wonderful La Casa del Sol resort.



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In this issue:

- President's Message
- Important Dates
- 2018 Year in Review
- 2019 Annual Meeting Info.
- Application requirements 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**.