

La Casa del Sol

Your Home at the Coast - on North Padre Island

Fall Newsletter

website: www.lacasaresort.com

November 2017

A Message from the President:



A hearty HELLO to all La Casa del Sol Owners!

2017 has been a bit more challenging than usual for our little piece of paradise. Especially since Hurricane Harvey hit in August. Your Board is working very hard on the challenge of restoring our resort to full working condition. There are roof damage and replacement issues. The same applies to air conditioning/heating systems as well as the waterfront docks that were destroyed. Dealing with the insurance company is an ongoing challenge. Until we reach full resolution of the damages and settlement with them, the replacement of roofs and air conditioners is on hold. Be aware that when those two projects are scheduled to begin, the resort will need to be closed. Safety of our owners and guests is of paramount concern. There will be cranes and contractor personnel moving material and equipment to and from the rooftops as well as inside each unit. We will strive to schedule and perform the necessary work with the least impact on resort usage. On a more positive note, we are going forward with the rebuilding of the docks. We contacted 5 contractors and received bids from 3 of them. We have contracted with one of them. As you can imagine, they are very busy. But we are in line and hopefully the docks will be rebuilt in December. That project will not affect other aspects of resort operation.

Please remember that our biggest challenge is increasing ownership/revenue to keep pace with rising operation 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

2017 BOARD MEMBERS:

PresidentJim Vannatta

Vice President.. Steve Gandy

Treasurer Gaylen Cox

Secretary Candy Lamel

DirectorJerry Cigainero

Director Ben Harbour

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 6, 2018:

The **LAST DAY** to apply for Candidacy if you wish to run for election to a seat on the 2018 Board of Directors (see instructions on page 3)

Saturday, FEBRUARY 24, 2017:

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.

2017 YEAR IN REVIEW

February 2017 Annual Meeting and Election

Outgoing President Vicki Vannatta called the meeting to order at 9:05 a.m. at the Brookside Center in Hurst, Texas. Attendance was low, but enough owners to constitute a quorum had mailed their proxies to the secretary so the business of the association could be conducted. The February 2016 Annual Meeting minutes were reviewed and approved. Treasurer Gaylen Cox presented financial performance for 2016 and the proposed Budget for 2017. The Budget assumed an operating loss in 2017, to be covered by our unrestricted cash reserves, rather than by increasing owners' fees again this year. Our cash position remains strong, but our reserves are reduced if spending exceeds income, so owners were encouraged again to help promote sales of units to friends and family. After discussion, the 2016 financial report and the 2017 Budget were approved. Vice President Steve Gandy presented the Resort Report and then the election was held for two seats on the Board and a proposed change to the By Laws.

Election Results: Bud Lowack and Jim Vannatta were each elected to serve a three-year term on the Board, and the By Laws change to hold all Annual Owners' Meetings in the DFW area was passed. 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 10:55 a.m.

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:

Andy Moore continues as the full-time Office Manager in the Cresson office. Kathy Williams is our new part time Office Assistant. Please make her feel welcome when you call the office. We would like to remind all owners to 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 on the street.



As a result of Hurricane Harvey damage, we had to rearrange or cancel reservations while making repairs to the resort. We appreciate that our owners were understanding of the situation and worked with our staff to make alternate arrangements. We continue to make repairs at the resort, which has been a challenge with finances and with making reservations. We still need the flexibility of our owners, should we need to move you to a different unit after sending your confirmation. It is our goal to avoid making changes, but when repairs need to be made we ask for your patience if we need to make adjustments to your reservation. Thanks to all our owners for your concerns during the aftermath of the hurricane. We expect to recover fully and in some ways better than ever.

Resort Update:

Greetings from the resort! 2017 was certainly a year of ups and downs, to say the least. The year started great, with the roof painting project that went as expected and added a fresh look to the resort in January. The pool was resurfaced and missing tile replaced. The lower landing of the fishing pier was repaired and we were ready for the summer rush.



The spring was unusually busy and the summer was hectic as usual, with the normal AC problems experienced during the hot months. The resort was at or near capacity most of the year. A pretty serious

storm came through in May, causing water damage, power outages and wind damage, but we were back to normal in a couple weeks. Then, in August, Hurricane Harvey dealt us a bad hand and our resort has been in recovery mode since. You probably are familiar with the damage report, but the dock area was destroyed, the hot tub and grills were destroyed, a storage building was blown away and we suffered major damage to both roof tops and to the resort ACs. Currently, we still have 10 units down, mostly due to AC failure. Numerous other issues were found, but I'll save that for another time.

On the upside, the grills have been replaced and we have a new hot tub to enjoy. The dock replacement has been scheduled, but as you can imagine, the dock builders have a full plate right now, so we are still waiting for our project to get started.

As far as personnel, our resort manager, Shelly Franklin, and the staff have done a great job with what they have. We have two new maintenance personnel, Trey Wiggins and Joel Gonzalez, and they both get high marks maintaining the resort.

We are waiting on settlement with our insurance companies to proceed with the major roof and AC repairs needed and hopefully that will happen soon so we can make 2018 a year of renewal for our resort. Also, please remember that 2017 saw major changes to the rules relating to owner IP and guest IP reservations. You, your friends and family members can now experience what our resort has to offer through the Winter Texan, Owner sponsored IP and Open IP programs.

See you and yours in 2018!

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

MEETING NOTICE:

WHAT: 2018 ANNUAL OWNERS' MEETING AND ELECTION
WHEN: Saturday, February 24, 2018 at 1:00 p.m.
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.



2018 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.

Three (3) seats on the Board will be up for election at the February 2018 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 for candidacy by Email to Secretary Candy Lamel at:

lacasasecretary@gmail.com

by no later than Saturday, **January 6, 2018.**

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
- 2017 Year in Review
- 2018 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**.