

La Casa del Sol

Your Home on the Texas coast - North Padre Island

SPECIAL WINTER NEWSLETTER

website: www.lacasaresort.com

Winter 2025-2026



Current Board Members:

Interim President... Derrick Richardson

VP Resort Ops... Derrick Richardson

Treasurer... Mary Baker

Secretary... Bill Gunn

Director ...

Director...

Director...

Director ...

Donna Kelly

Stuart Weiss

Jamison Drake

Holly Sparkman

NOTE:

To speak with any Board members, call the Reservations Office at (817) 396-4676 to leave a message with your contact information. The Board member to whom you wish to speak with will return your call as soon as they can.

A Message from the Interim President

Dear Fellow Owners,

La Casa del Sol is currently encountering significant financial difficulties. The organization's existing cash flow and cash reserves are sufficient to sustain operations for approximately two years or less, provided there are no increases in maintenance dues or the implementation of special assessments. This limitation is the reason for the planned increase in fees for 2026. Looking ahead, as more owners depart, the remaining owners will experience annual increases in dues in order to cover ongoing operating expenses. However, this approach is not sustainable in the long term. The resort's continued operation is at risk unless essential changes are implemented.

Reasons for this Financial Strain

- **Insufficient Number of Owners:** Out of a potential 1,196 owners, only 450 are currently participating. The organization experiences an annual loss of about 12% of its owners due to various factors.
- **Owner Attrition Due to Dues Increases:** When dues are raised, roughly 20% of owners choose to leave.
- **Rising Property Taxes:** Since 2023, property taxes have tripled, putting additional strain on finances.
- **Increased Insurance Costs:** Insurance premiums have also tripled since 2023, further contributing to the financial burden.

Actions Required for Continued Resort Operations

To ensure the resort's continued operation, it is essential to address the declining ownership base. As a single-resort location, La Casa del Sol faces unique challenges, particularly since the traditional timeshare model no longer functions as it once did. If the resort remains exclusively for owners, it will be necessary to raise dues annually in response to owner departures as well as rising insurance and property tax costs.

The resort's attorney affirms that the LCDS board does possess the authority to rent out LCDS-owned, **non-deeded** weeks. With this in mind and to mitigate financial challenges, the organization is seriously considering renting out LCDS-owned, non-deeded weeks. The Board is evaluating self-managing this process through direct Airbnb and VRBO listings, as well as evaluating subcontracting the marketing of units to a local property management company that has long practiced on North Padre Island and has established customer bases and marketing reach.

The goal is to increase revenue, reduce the need for annual dues increases, and potentially lower the annual dues for owners. The effectiveness of this strategy depends on the availability of units throughout the calendar year. While this **will not** impact deeded weeks, it may affect IP (Interval Program) weeks during the year.

Plus, due to expiring board member terms, the resort encourages any owners interested in joining the board to help guide the organization through these tough times.

Derrick Richardson
Interim President
Resort Operations

LA CASA DEL SOL NEEDS YOU!

The requested feedback from about 17% of our owners was very informative, but the board needs more input from owners. The board needs YOU as active board members! All board members are unpaid volunteers elected by YOU – the owners – during the Owners' Meeting every February. The board manages the business operations and financial oversight during monthly ZOOM meetings, and when situations dictate a more rapid response.

The Board of Directors of the LCDS Council of Co-Owners is comprised of seven (7) elected volunteers, serving staggered 3-year terms, with current service limits of three (3) consecutive 3-year terms. Three (3) seats on the Board will be up for election at the February 2026 Annual Owners' Meeting, and we welcome your interest, experience, and desire to continue our small, family-focused resort. To be considered for one of these positions, you should submit a Candidacy Application by email to accounting@lacasaresort.com by no later than Saturday, **January 10, 2026**.

APPLICATION FOR CANDIDACY

Applying is easy:

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) to be published in our January Newsletter. Please type it in **Microsoft WORD** exactly as you want it to be printed, so it can be copied onto the newsletter document without changes. Your article should introduce yourself, state why you wish to serve on the Board, and list experience or skill sets you have that will help the team to actively oversee the operations of our little piece of paradise, La Casa del Sol.