

La Casa del Sol

Your Home on the Texas coast - North Padre Island

SPECIAL NEWSLETTER website: www.lacasaresort.com

Fall 2025



THANK YOU!

We listened to your candid comments and suggestions!

The Board of Directors of The La Casa del Sol Council of Co-Owners, Inc. has received valuable comments and suggestions from 14.5% (65 of 449) of our owners. We, the LCDS Board, have heard your concerns regarding possible changes to the fiscal management of the resort, and we sincerely value the input received from the responding owners. The original letter's intent was to provide transparent information to all owners on the resort's current status and gather owner feedback on proposed changes to LCDS fiscal and operational policies to alleviate the current budget crisis. The LCDS Board of Directors wishes to apologize for any unintended alarm resulting from the initial letter, and it is essential to clarify that no action will be taken without an official vote from the owners.

The main points from owner feedback are as follows:

- Responses varied to utilizing unowned unit-weeks through third-party rental agreements (Winter Texan, Airbnb, VRBO, RCI, AFVC).
 - Thirteen expressed concern about short-term rental opportunities.
 - Seven favored short-term rentals as a way LCDS can raise revenue.
 - One asked for stringent control of rental opportunities and occupancy.
- Some said they were against transforming La Casa into a business.
- Fourteen said they were against owners paying property tax.
 - Some suggested property taxes could be included in the Annual Maintenance Fee.
- Some said they were against increasing the cost of IP, OBT, and OSIP weeks.
 - Others felt it was necessary to raise operating capital.
- Five owners expressed concerns about upgrades not yet completed in their units.
 - The simple truth is LCDS exhausted all Special Assessment funds.
- Many said we need to preserve the "Home Away From Home" atmosphere.
 - And that is what the board is trying to do through the changes proposed.

Unit Availability and the Need for Increased Revenue

Despite these concerns, there is a clear need to generate additional revenue for the following reasons:

- Ownership is at an all-time low (38%) since the COVID-19 epidemic began in 2020.
- LCDS has historically relied on owner recruitment through word of mouth, but this approach has not been successful in recent years.
- A past board president recently commented that the old business model is no longer capable of sustaining LCDS.
- LCDS has 1196 unit-weeks available. (23 units X 52 weeks)
- LCDS has 447 owners who have paid their 2025 Maintenance Fees.
- LCDS has 35 owners who are late with their 2025 Maintenance Fees.
- This means LCDS has 749 unoccupied unit-weeks (with NO income!)

Here are some current statistics for you:

- Maintenance Fees
 - LCDS did not raise Maintenance Fees from 2015 until 2023. However, our expenses tripled during the COVID-19 epidemic on practically everything needed to maintain the resort.
- Special Assessment Fees
 - Originally, LCDS billed 542 owners for \$161,700.00 for Special Assessments.
 - LCDS received \$149,967.89 of that amount.
 - Balance of the decrease is due to owners returning their units.
 - LCDS Special Assessments Fees were levied in 2011 for storm repairs.
 - LCDS Special Assessments Fees were levied in 2019 for storm repairs.
 - LCDS Special Assessments Fees were levied in 2022 and 2023 for unit upgrades that had not been done since the resort opened in the 1980s.
 - The 2022 and 2023 assessments were inadequate to complete all upgrades due to unforeseen costs, inflation, and property damage.
 - \$800 in 2023 Special Assessment Fees have still not been paid.
- Remember, Maintenance Fees are used to maintain the resort as it is.
- Special Assessment Fees are used to upgrade facilities and mitigate storm damage.

Unforeseen maintenance repairs were completed during unit upgrades in 2023 and 2024:

- Swimming pool repairs and increased pool maintenance due to the pool's age.
- Replacement of poolside grills and renovation of the grilling station.
- Comprehensive resort-wide window replacement.
- Replacement of air conditioner units damaged due to salt air, storms, and required federal upgrades.
- Sleeper sofas were replaced due to damage or inappropriate usage.
- Increased due diligence of pest control.
- Underwater fishing lights and their electrical system were replaced due to damage.
- Fishing and boat dock repairs due to damage from multiple storms.

Foreclosures

- LCDS was to foreclose on 93 owners totaling \$395,364.25 last Fall.
- LCDS foreclosed on 77 owners totaling \$279,964.85 in November 2024.
- LCDS wrote off \$36,270.00 in Late Fees from 2021 to 2024.
- We cannot sell 49 of those at this time, because we are awaiting 11 deeds to be returned; 3 need Foreclosure; 35 are late, with some eligible for foreclosure under the 2-year rule.
- LCDS currently has 3 owner-weeks due for foreclosure.

Damages in 2025 included:

- June 14-15 storm resulted in damage to security cameras, surge protectors, cable boxes, TVs, and one storage shed (our insurance claim was denied).
- Four sleeper sofas were replaced due to damage or inappropriate usage.
 - No firm in Corpus Christi stocks sleeper sofas.
 - These require 4 to 8 weeks for delivery from a warehouse.
- Laundry equipment and electrical upgrade repairs were required.
- Appliance replacements in several units.
- Bathtub/shower in one unit was replaced due to heavy usage.

Next Steps for the Board

The board will continue to review the following topics:

- Increase ownership.
- Identify and implement new marketing strategies to increase ownership.
- Raising yearly maintenance fees to meet operating expenses.
- Balancing property taxes and maintenance fees.
 - Nueces County denied LCDS property tax challenges
 - 2025 property tax on a one-bedroom unit-week is \$37.77.
 - 2025 property tax on a two-bedroom unit-week is \$55.26.
 - Total 2025 LCDS property taxes burden is \$45,783.03.
- Raising special assessments to finish unit upgrades.
- Increasing owner rates on IP, OBT, and OSIP to support operating costs.
- Develop supplemental off-season resort usage (e.g. Winter Texan, Airbnb, VRBO, RCI, AFVC) to offset resort operating expenses.

Every non-profit (such as Meals on Wheels, The Salvation Army, United Way, the American Heart Association, and La Casa del Sol) are guided by a business model. If they are not, then they cease to exist. Any and all funds generated from owners and non-owner guests are utilized by La Casa del Sol for the benefit of all LCDS owners.

Thank you for sharing your thoughts. More information will be forthcoming.

YOUR Board of Directors

La Casa del Sol Council of Co-owners, Inc.

La Casa del Sol

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Current Board Members:

President...	Jack Luna
VP Resort Ops...	Derrick Richardson
Treasurer...	Mary Baker
Secretary...	Bill Gunn
Director ...	Donna Kelly
Director...	Stuart Weiss
Director...	Jamison Drake

NOTE:

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