

INVER

NEWS

PRESENTED BY YOUR BOARD OF DIRECTORS – INVERNESS AT SOUTH PADRE • FALL 2015

MANAGED BY: ICS MANAGEMENT CORPORATION

FROM THE INVERNESS AT SOUTH PADRE OWNERS ASSOCIATION PRESIDENT:

With the passing of a good friend I took on this new position for the Inverness at South Padre board of directors. Since then this year has just passed by so quickly and it is hard to believe that we are coming upon another holiday season and the end of 2015. I am hopeful that 2016 will be a great year for the Inverness at South Padre and look forward to what the future has to bring. As you know on October 2, 2015 we held our annual meeting and we had a great turn out and meeting. For those who were not in attendance I want to take a little time to share what was discussed at the meeting and therefore below I have set forth a couple highlights of such and further what 2016 has in store for us.

- First off, throughout most of 2015 we worked with a building engineering company to help determine needed repairs to the Inverness at South Padre buildings and further help devise a plan to better preserve the longevity of the property. The review process has been long however with the engineering company's assistance we are now at a point where we are having contractors bid out the necessary work to help determine the overall costs for such a project. Though the numbers are not fully in; we now know that we are facing a project that will cost in excess of \$2.3 million dollars. As such, it has been determined that starting in January of 2016 we will be billing for a special assessment to all owners for an exterior construction building improvement, painting the exterior building after repairs, replacement of all hand railings and repairs of all concrete walkways, adding gates on the first and second parking garage for security purposes. The exterior construction improvements are set to begin in the fall of 2016. Obviously everything is contingent on funding. Due to the extent of these repairs the property will likely have to be partially closed for some period of time. It is our goal to have the first phase of improvements completed by January, 2017. As previously noted, we are still gathering dollar figures for this construction work so an exact figure cannot be given at this time.

We are hopeful to have those numbers available by December of 2015, to be billed out January, 2016. *We understand this sounds a bit concerning however the work is needed and remember we have a lot of owners at Inverness at South Padre who will be contributing toward this assessment so please try and keep a positive attitude, and just think how beautiful our property will be once completed. The consensus of the owners in attendance at the annual meeting was positive and many voiced their opinion that they were excited for the work to get underway.*

- Units #901, #1001 and #400 have been targeted to be sold as a whole owned unit. We have a sales contract on Unit #1001, whereas Units #901 and #400 should be available for purchase in 2016. Any unit not sold will be placed in a small rental program to generate enough rental income to help subsidize the monthly expenses. If an owner is interested in purchasing one of these units, we ask that you contact ICS Management for more information.

- In May of 2015 we had a sales company who began selling timeshare unit/weeks under a new program often referred to as Pure Points. That sales team and their program were very successful and the program has helped bring in additional revenue for the HOA and further increase the timeshare interest in the property. In addition to new sales, we had a successful rental program of which we rented HOA inventory out and brought in income to help offset loss of owners and resort expenses. We will continue to seek out other programs to help the HOA out and lower costs.

On behalf of your Board of Directors and the ICS Management team at the Resort and Corporate Office we are all looking forward to seeing you next year at Inverness at South Padre.

Respectfully,

Don Morris, President

Inverness at South Padre Homeowners Association

SAYING GOODBYE TO A BELOVED FRIEND IS VERY HARD:

On December 4, 2014 we lost a very dear friend, our Inverness at South Padre HOA Board President, Mr. Joseph (Joe) Edwards. Mr. Edwards served seven (7) terms as President of Inverness and we are forever in his debt as he gave so much to the property during his tenure. As a family man, he was truly loved by his wife, Danna, his children, grandchildren and great grandchildren. As a friend, he was patient, thoughtful, generous and always willing to lend you an ear if you needed someone to talk to. Mr. Edwards worked very

hard to better the Inverness at South Padre as he loved to visit the property. He was a true gentleman and always looked forward to visiting with owners while staying at the property or just those in attendance at an annual meeting. Mr. Edwards left us with an everlasting impression of someone who many aspire to be and I can honestly say it was a privilege to have known him. As they often say, they just don't make them like Joe Edwards anymore. Rest in peace our good friend and thank you for all that you did.

What is the best way to pay my maintenance fees?

If you have a computer, iPhone or iPad, you can save time and go online (24 hours, 7 days a week) to pay the yearly maintenance fees with your credit card*. You can also go online (directions below) and make partial payments or advance payments on your account.

You can pay any future year's maintenance fees at any time. If you pay a future maintenance fee, we will send you an invoice for the difference when the annual maintenance fee is billed. We normally bill the annual maintenance fee in mid-October each year. You can also start a credit on your 2016 and 2017 maintenance fees by paying a partial payment every month starting now or whichever month you choose. This way you can get a head start on paying your annual maintenance fees prior to receiving the actual statement in October. So check it out online, test it and you will find this is a great way to pay your maintenance fees.

Just remember, it can take up to five (5) business days to process any form of payment whether sending payments to the Association Lockbox, Resort, online or at the ICS Corporate Office.

To go online and make a payment, please visit:

www.icsmanagement.com

Click on "Owner's corner"

Under Owners, "Click here"

Then type in your User ID Number

Then type in your Password

If you do not know your User ID and Password, Please contact:

Owner Services Department: 956-761-7919 or

ICS Management Offices: 713-378-6447

Then click on the "Pay Dues" button to pay your Maintenance Fees online.

If you are paying the full balance enter your Credit or Debit Card* information. If you are paying an amount less than the amount listed, change the "Payment Amount" to the amount you desire to pay and enter your Credit or Debit Card* information.

Once you log in to your online account you can view your existing reservations (just in case you forgot your vacation dates), change your password or you can update/edit your owner information (address, phone number, email address). All this can be done while sitting on your comfortable couch in your own living room. Now that is service of the best kind.

If you want to pay your advance or current year maintenance fees via cash you can pay cash at the resort or at the ICS Management Corporate Office. If you are paying by money order or check, you can pay at the resort, ICS Management Corporate Office or forward to the Inverness at South Padre, P.O. Box 359, Galveston, Texas 77553 and your account will be credited within five (5) business days after receipt. Once you have verified that you have paid the correct amount and have a credit on your account, you may go ahead and make a reservation online.

***FEE FOR CREDIT CARD PROCESSING:**

If you use a credit card to pay your maintenance fees, there may be an additional fee charged for this service.

Check Cashing Policy:

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check. To make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Your Property Manager, Phil Leach, Wishes to Remind Everyone of the Following:

- Occupancy per unit's maximum is:
 - One bedroom – 4,
 - Two bedroom – 6
- Check-in time is 4:00 pm
- Check-out time is 10:00 am
- Please be considerate of guests on the balconies below and beside you by **NOT FEEDING THE BIRDS FROM THE BALCONIES.**
- Hanging towels and clothes on the balconies is prohibited; we want our beautiful property to shine.
- City Ordinance #02-04 for the Town of South Padre Island reads:
 - Shade devices (Umbrellas, Tents, Canopies, etc.) can be used in the public beach area until sunset.
 - Shade devices left in the public beach area after sunset will be removed and could result in a fine of up to \$500.00 a day
- City Ordinance #10-13 for the town of South Padre Island reads: The City of South Padre Island is prohibiting parking on the "right-of-way" located 200 feet east of Padre Boulevard "right-of-way" to the west "right-of-way" line of Gulf Boulevard between the hours of 8:00 am and 9:00 pm for the dates of March 1 – September 15 of every year unless your vehicle displays a hurricane return sticker.
- Address Change: Save yourself \$25.00 by changing your own address online when moving. If the management personnel is required to make any such address change your the owner will be subject to a \$25.00 Address Change Fee.
- Pet Fees: If you are traveling with your pet and want your pet to stay with you at Inverness at South Padre, please remember to fill out the Pet Form, get a Pet Tag and pay the non-refundable Pet Fee of \$150.00 per pet. If we discover a pet without a Pet Tag on the property and no Pet Fee was paid there will be a charge of \$300.00 assessed to your unit or credit card which was given at time of check-in.
- At Certain times of the year, mainly Spring Break and summer, we issue "wrist bands" to our owners and RCI guests checking into the units. If you are issued a wrist band for your vacation time at Inverness at South Padre, please remember to wear them. This helps to identify you as an in-house guest and not just someone who has gained access thru our parking lots and using our amenities. This "wrist band" will also save you from being stopped by one of our staff members confused whether you are a guest or a "walk in" from the street. Please wear the wrist band, we want you to fully enjoy your vacation with us.
- Every summer we need to remind our owners and guests of the basic Garage Parking Rules:
 - Only one car per unit can park inside the garage. If a second car is in your party, they must park in the outside parking area. This includes any guests you may have visit you during your stay at the property.
 - The car tag from the front office must be displayed in all vehicles at all times.
 - If you have an extra-long, extra-large vehicle, you must park in the outside parking area.
 - No trailers of any kind inside the garage or outside parking area. Please call the resort staff and they will advise you where you can park your trailer.

These rules will be enforced and violators are subject to being towed. As such, please follow the parking rules, as well as all other House Rules and spend all your vacation time enjoying yourself.

HOW CAN I SELL MY TIMESHARE?

Timeshares are deeded property and therefore you should have a written and recorded deed of ownership. An owner has a right to sell the property and as with any real property any such sale must be by a written instrument. That instrument needs to be recorded in the county of where the property is located and then sent to ICS Management to input into their computer system. The Condominium Declarations are covenants that run with the land and therefore all owners/purchasers are subject to those restrictions. One requirement of the Condominium Declarations is that at the time of any transfer/conveyance of ownership, the account assessments associated with that ownership interest must have been paid in full and hold a zero (0) balance.

The internet is often a good means to sell your deeded unit/week and further look up any information on third party sales teams or businesses in the timeshare sales. Some avenues for such include: Internet Seller, Timeshare Users Group (TUG), E-bay or Craig's List for potential sales options. There are legitimate timeshare brokers, however we advise our owners to use caution and make sure that the broker is in fact a legitimate broker. We have had discussions with owners who have complained saying they paid money to an alleged timeshare broker and they never got their week sold by that broker. When choosing someone to sell your timeshare week for you we strongly suggest that the owner use caution and try and conduct a background check. All too often these alleged resale companies may not properly take all necessary steps to relieve the owner of their obligations and therefore that owner is often stuck with additional costs. Also do be cautious of "trade-ins". Many timeshare sales companies conduct "trade-ins" and request that an owner trade their current unit/week in to the company as consideration for buying into another timeshare resort. We caution our owners of such transaction as the "trade-in" could be conceived as fraud and the Association has no obligation to honor the fraudulent transfer. Again, there are legitimate "trade-in" companies and if you need information on those please contact our office.

Once all assessments have been paid and your unit/week has been sold/transferred, please forward the three items listed below:

1. A copy of the RECORDED WARRANTY DEED (Filed at the Cameron County Clerk's Office).
2. The address, telephone numbers, email address for the new owner.
3. A check in the amount of \$100.00 Processing Fee payable to ICS Management.

Forward to: ICS Management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017, Attn: Deed Transfer/Sale.

RCI:

NOTE: IF YOU EXCHANGE BACK INTO YOUR HOME RESORT THRU THE RCI WEEKS OR POINTS PROGRAM REMEMBER TO MARK HIGH SCORES ON THE RCI COMMENT CARDS PROVIDED BY RCI. WHY? YOU WILL HELP YOUR PROPERTY TO GAIN HIGHER TRADING POWER OR HIGHER POINT VALUE WHEN EXCHANGING THRU THE RCI SYSTEM.

- **SPACEBANKING:** When you are ready to Spacebank your unit/week you can either send a written request or use the Reservation Request Form provided in this newsletter and forward via email fax or postal or you can use the form we have in this newsletter and forward via email, management@invernessatsouthpadre.com, fax: 956-761-4415 or postal: 5600 Gulf Blvd, South Padre Island, Texas 78597, Attn: Norma Coleman. The Inverness Office will process your Spacebank request within ten (10) business days from receipt.
- **RCI WEBSITE:** If you need any information on the weeks program, please sign on to the website: www.rci.com/didyouknowweeks
- **RCI Weeks Exchange Fee Rates:**

<u>Call Center Fees</u>	<u>RCI.com</u>
\$219 USD	\$209 USD

RESERVATION/SPACEBANKING REQUEST FORM:

Name: _____

Address: _____

I own: Acct# _____

I am requesting a 2016 ___ 2017 ___ 2018 ___ reservation request for:

Week# _____ Week# _____ Week# _____

Week# _____ Week# _____ Week# _____

I am requesting my unit/week to be spacebanked with RCI:
YES NO

RCI # _____

We will process your RCI Spacebank request within ten (10) business days.

****Using this form does not guarantee that you will receive your reservation request. All reservation requests are handled on a first come, first reserved basis.**

How to make a Reservation if you "Are Not" a Points Owner:

First thing to remember is you can reserve a week at Inverness at South Padre, 13 months in advance every Sunday evening at 10:00 pm CT. Please see examples below:

If today were: You could book for 2016:
 Sunday, November 22, 2015 Saturday, December 24-31, 2016

NOTE: You can also reserve any week prior to the current open date; week one for 2016 starts with January 2, 2016, please see Reservation Opening Dates for 2015 – 2017 for exact open dates. Remember you must book within your Ownership season if you are making a reservation to vacation at the property.

Resort Calendar Seasons:

(Calendar used when reserving at the Resort)

Red: Weeks 01 – 16, 25 – 38, 50 – 52
 White: Weeks 17 – 24, 39 – 44
 Blue: Weeks 45 – 49

R.C.I. (Resort Condominium International) Seasons:

Red: Weeks 01 – 03, 09 – 52
 White: Weeks 04 – 08

To Reserve a unit/week at Inverness at South Padre:

1. If you have a -0- balance, you can schedule a 2015 unit/week reservation.
2. You must have a credit balance equal to your 2015 maintenance fees (one (1) bedroom \$632.63 or two (2) bedroom \$723.31 in order to reserve a 2016 unit/week; reservations can be made up to thirteen (13) months in advance. **AT THIS TIME**, you can yourself apply the credit of the 2016 maintenance fee amount on your account with your credit card by clicking on the "pay dues" then enter credit card information and you will have a credit on your account. Remember, it can take up to five (5) business days to process credit cards and apply usage. **DON'T WAIT UNTIL THE LAST MINUTE, APPLY YOUR 2016 CREDIT AT LEAST FIVE (5) BUSINESS DAYS IN ADVANCE TO INSURE PROPER CREDIT FOR SCHEDULING A SUNDAY EVENING RESERVATION.**

Now that you have either a -0- balance for a 2015 reservation or a full year credit of the 2015 maintenance fees to book for 2016; it is time to reserve your unit/week. Please follow the same instructions as going online to make a payment. You would go to the website: www.ICSMangement.com, on webpage click "Owners Corner", under Owners, "click here", then enter your user ID and password (if you do not know the user ID and password, please contact the resort or ICS Management corporate office to receive these two numbers). Once you are in your account, click on "Make a Reservation", click on the month and date (check-in/check-out) on the two calendars ****IF YOU CANNOT CLICK ON THE CALENDAR TO MOVE THE RESERVATION MONTH, PLEASE CHECK YOUR BROWSER AT THE TOP OF THE PAGE AND PLEASE CLICK ON THE BROWSER FOR COMPATIBILITY. ONCE YOU CLICK THE BROWSER TAB YOU WILL THEN BE ABLE TO CHANGE THE CALENDAR DATE.** Then click "check rates and availability", then click "select", then click "make reservation". If there is AVAILABILITY you will then receive a Reservation Confirmation Screen. If the reservation week is UNAVAILABLE (no units available) the "no availability" screen will appear. You must hit your "back" button and make a new date selection.

IF YOU RECEIVE THE SCREEN THAT SAYS:

1. **"OWNER HAS NO MORE USAGE"**, please make sure you had a credit on your account at least five (5) business days prior to your reservation "open" date which is needed to add the usage onto an account.
2. **"IS BOOKING OUT OF SEASON"**, please make sure you are booking a week within your season at the resort. We have listed those seasons in the first part of this article.

If you have verified everything you are doing is correct, please call the resort at 956-761-7919, ext. #100. The resort staff will check and resolve any problem that may be happening with your account.

IF YOU RECEIVE A SCREEN THAT SAYS ANYTHING ELSE OTHER THAN THE PREVIOUS MESSAGES, YOU DID NOT GET INTO THE AVAILABLE UNITS FOR THAT SPECIFIC WEEK. YOU WILL NEED TO HIT YOUR "BACK" BUTTON AND MAKE A NEW DATE SELECTION.

REMINDER: If you do not have access to a computer via home, family, friend or public library you can still send a written reservation request via post office to 5600 Gulf Blvd., South Padre Island, Texas 78597 or fax 956-761-4415. We have supplied you a written request form on page 3 that you can fill out and forward to the resort personnel to make either a reservation at the property or use for requesting a Spacebank reservation. This is not going to be the fastest alternative as the resort personnel office is not open at 10:00 pm CT. We can only set up reservations at 8:00 am CT on Monday which is many hours past the open "date" time. If you are trying to reserve a date in the prime seasons, Spring Break, Holy Week or summer, you will likely be more successful to try and reserve a week on your own via the internet. **All reservations that are not done online must be in writing and forwarded to the Inverness at South Padre Resort.**

How to make a Reservation if you "Are" a Points Owner:

When you are ready to reserve a vacation, please call 1-877-968-7476 an RCI Points Representative will be available to assist you. Remember, your points are already deposited into your account on your anniversary date for you, as long as your maintenance fees are paid. Don't forget that your points when deposited are only good for two (2) years from anniversary date to anniversary date. Don't let your points be "dropped" by RCI due to non-usage. You need to plan that great vacation every year, you deserve it.

USEFUL WEBSITE FOR UNDERSTANDING THE POINTS PROGRAM:

www.rci.com/didyouknowpoints

IMPORTANT DATES TO REMEMBER WHEN MAKING RESERVATIONS THROUGH THE RCI POINTS PROGRAM:

Home Resort: (12-11 months before check-in date) Booking at the resort where you purchased, but in a unit or at a time other than one you own. A reduced Exchange Fee of \$40.00 applies.

Home Group: (11-10 months before check-in date) Many resorts belong to a large family of properties like you are. Home Group reservations are made at another sister resort within that group. Standard Exchange fees apply.

Within the RCI Points Program you can also reserve a week up to twenty-four (24) months in advance of your check-in date. You will be subject to the Exchange rates listed below.

POINTS PROGRAM: Exchange Fee Rates:

RCI Points Exchange Fee Type	Call Center Fees	RCI.com
RCI Points Exchange Fee for Home Resort	\$50 USD	\$ 40 USD
RCI Points Exchange - 7 Nights or more	\$179 USD	\$169 USD
RCI Points Exchange - 6 Nights	\$169 USD	\$150 USD
RCI Points Exchange - 5 Nights	\$149 USD	\$139 USD
RCI Points Exchange - 4 Nights	\$109 USD	\$ 99 USD
RCI Points Exchange - 3 Nights	\$89 USD	\$ 79 USD
RCI Points Exchange - 2 Nights	\$69 USD	\$ 59 USD
RCI Points Exchange - 1 Night	\$ 49 USD	\$ 39 USD

RCI Service Center hours of operation:

- Monday-Friday 8am – 8pm EST
- Saturday 8am – 5pm EST
- Sunday CLOSED
- The days that the RCI Office is closed: New Year's Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve and Christmas Day.

2016 2017 2018

Week Number	Saturday to Saturday	Saturday to Saturday	Saturday to Saturday
1	Jan 2 - Jan 9	Jan 7 - Jan 14	Jan 6 - Jan 13
2	Jan 9 - Jan 16	Jan 14 - Jan 21	Jan 13 - Jan 20
3	Jan 16 - Jan 23	Jan 21 - Jan 28	Jan 20 - Jan 27
4	Jan 23 - Jan 30	Jan 28 - Feb 4	Jan 27 - Feb 3
5	Jan 30 - Feb 6	Feb 4 - Feb 11	Feb 3 - Feb 10
6	Feb 6 - Feb 13	Feb 11 - Feb 18	Feb 10 - Feb 17
7	Feb 13 - Feb 20	Feb 18 - Feb 25	Feb 17 - Feb 24
8	Feb 20 - Feb 27	Feb 25 - Mar 4	Feb 24 - Mar 3
9	Feb 27 - Mar 5	Mar 4 - Mar 11	Mar 3 - Mar 10
10	Mar 5 - Mar 12	Mar 11 - Mar 18	Mar 10 - Mar 17
11	Mar 12 - Mar 19	Mar 18 - Mar 25	Mar 17 - Mar 24
12	Mar 19 - Mar 26	Mar 25 - Apr 1	Mar 24 - Mar 31
13	Mar 26 - Apr 2	Apr 1 - Apr 8	Mar 31 - Apr 7
14	Apr 2 - Apr 9	Apr 8 - Apr 15	Apr 7 - Apr 14
15	Apr 9 - Apr 16	Apr 15 - Apr 22	Apr 14 - Apr 21
16	Apr 16 - Apr 23	Apr 22 - Apr 29	Apr 21 - Apr 28
17	Apr 23 - Apr 30	Apr 29 - May 6	Apr 28 - May 5
18	Apr 30 - May 7	May 6 - May 13	May 5 - May 12
19	May 7 - May 14	May 13 - May 20	May 12 - May 19
20	May 14 - May 21	May 20 - May 27	May 19 - May 26
21	May 21 - May 28	May 27 - Jun 3	May 26 - Jun 2
22	May 28 - Jun 4	Jun 3 - Jun 10	Jun 2 - Jun 9
23	Jun 4 - Jun 11	Jun 10 - Jun 17	Jun 9 - Jun 16
24	Jun 11 - Jun 18	Jun 17 - Jun 24	Jun 16 - Jun 23
25	Jun 18 - Jun 25	Jun 24 - Jul 1	Jun 23 - Jun 30
26	Jun 25 - Jul 2	Jul 1 - Jul 8	Jun 30 - Jul 7
27	Jul 2 - Jul 9	Jul 8 - Jul 15	Jul 7 - Jul 14
28	Jul 9 - Jul 16	Jul 15 - Jul 22	Jul 14 - Jul 21
29	Jul 16 - Jul 23	Jul 22 - Jul 29	Jul 21 - Jul 28
30	Jul 23 - Jul 30	Jul 29 - Aug 5	Jul 28 - Aug 4
31	Jul 30 - Aug 6	Aug 5 - Aug 12	Aug 4 - Aug 11
32	Aug 6 - Aug 13	Aug 12 - Aug 19	Aug 11 - Aug 18
33	Aug 13 - Aug 20	Aug 19 - Aug 26	Aug 18 - Aug 25
34	Aug 20 - Aug 27	Aug 26 - Sep 2	Aug 25 - Sep 1
35	Aug 27 - Sep 3	Sep 2 - Sep 9	Sep 1 - Sep 8
36	Sep 3 - Sep 10	Sep 9 - Sep 16	Sep 8 - Sep 15
37	Sep 10 - Sep 17	Sep 16 - Sep 23	Sep 15 - Sep 22
38	Sep 17 - Sep 24	Sep 23 - Sep 30	Sep 22 - Sep 29
39	Sep 24 - Oct 1	Sep 30 - Oct 7	Sep 29 - Oct 6
40	Oct 1 - Oct 8	Oct 7 - Oct 14	Oct 6 - Oct 13
41	Oct 8 - Oct 15	Oct 14 - Oct 21	Oct 13 - Oct 20
42	Oct 15 - Oct 22	Oct 21 - Oct 28	Oct 20 - Oct 27
43	Oct 22 - Oct 29	Oct 28 - Nov 4	Oct 27 - Nov 3
44	Oct 29 - Nov 5	Nov 4 - Nov 11	Nov 3 - Nov 10
45	Nov 5 - Nov 12	Nov 11 - Nov 18	Nov 10 - Nov 17
46	Nov 12 - Nov 19	Nov 18 - Nov 25	Nov 17 - Nov 24
47	Nov 19 - Nov 26	Nov 25 - Dec 2	Nov 24 - Dec 1
48	Nov 26 - Dec 3	Dec 2 - Dec 9	Dec 1 - Dec 8
49	Dec 3 - Dec 10	Dec 9 - Dec 16	Dec 8 - Dec 15
50	Dec 10 - Dec 17	Dec 16 - Dec 23	Dec 15 - Dec 22
51	Dec 17 - Dec 24	Dec 23 - Dec 30	Dec 22 - Dec 29
52	Dec 24 - Dec 31	Dec 30 - Jan 6	Dec 29 - Jan 5
53	Dec 31 - Jan 7	-----	-----

Remember, you can make a reservation 13 months in advance as long as you have one year's maintenance fee credit on your account.

RESERVATION OPENING DATES FOR 2015 TO 2017
2016 2017 2018

Opening Date	Week #	Opening Date	Week #	Opening Date	Week #
11/30/14	1	12/06/15	1	12/04/16	1
12/07/14	2	12/13/15	2	12/11/16	2
12/14/14	3	12/20/15	3	12/18/16	3
12/21/14	4	12/27/15	4	12/25/16	4
12/28/14	5	01/03/16	5	01/01/17	5
01/04/15	6	01/10/16	6	01/08/17	6
01/11/15	7	01/17/16	7	01/15/17	7
01/18/15	8	01/24/16	8	01/22/17	8
01/25/15	9	01/31/16	9	01/29/17	9
02/01/15	10	02/07/16	10	02/05/17	10
02/08/15	11	02/14/16	11	02/12/17	11
02/15/15	12	02/21/16	12	02/19/17	12
02/22/15	13	02/28/16	13	02/26/17	13
03/01/15	14	03/06/16	14	03/05/17	14
03/08/15	15	03/13/16	15	03/12/17	15
03/15/15	16	03/20/16	16	03/19/17	16
03/22/15	17	03/27/16	17	03/26/17	17
03/29/15	18	04/03/16	18	04/02/17	18
04/05/15	19	04/10/16	19	04/09/17	19
04/12/15	20	04/17/16	20	04/16/17	20
04/19/15	21	04/24/16	21	04/23/17	21
04/26/15	22	05/01/16	22	04/30/17	22
05/03/15	23	05/08/16	23	05/07/17	23
05/10/15	24	05/15/16	24	05/14/17	24
05/17/15	25	05/22/16	25	05/21/17	25
05/24/15	26	05/29/16	26	05/28/17	26
05/31/15	27	06/05/16	27	06/04/17	27
06/07/15	28	06/12/16	28	06/11/17	28
06/14/15	29	06/19/16	29	06/18/17	29
06/21/15	30	06/26/16	30	06/25/17	30
06/28/15	31	07/03/16	31	07/02/17	31
07/05/15	32	07/10/16	32	07/09/17	32
07/12/15	33	07/17/16	33	07/16/17	33
07/19/15	34	07/24/16	34	07/23/17	34
07/26/15	35	07/31/16	35	07/30/17	35
08/02/15	36	08/07/16	36	08/06/17	36
08/09/15	37	08/14/16	37	08/13/17	37
08/16/15	38	08/21/16	38	08/20/17	38
08/23/15	39	08/28/16	39	08/27/17	39
08/30/15	40	09/04/16	40	09/03/17	40
09/06/15	41	09/11/16	41	09/10/17	41
09/13/15	42	09/18/16	42	09/17/17	42
09/20/15	43	09/25/16	43	09/24/17	43
09/27/15	44	10/02/16	44	10/01/17	44
10/04/15	45	10/09/16	45	10/08/17	45
10/11/15	46	10/16/16	46	10/16/17	46
10/18/15	47	10/23/16	47	10/23/17	47
10/25/15	48	10/30/16	48	10/29/17	48
11/01/15	49	11/06/16	49	11/05/17	49
11/08/15	50	11/13/16	50	11/12/17	50
11/15/15	51	11/20/16	51	11/19/17	51
11/22/15	52	11/27/16	52	11/26/17	52
11/29/15	53				

Resort Calendar Seasons:

- Red: Weeks 01-16, 25-38, 50-53
- White: Weeks 17-24, 39-44
- Blue: Weeks 45-49



Owner Customer Service:

Payments and Billing Disputes:

Resort Phone Number: 956-761-7919, ext 100 or 101

Resort email address:

management@invernessatsouthpadre.com

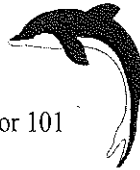
Resort Fax number: 956-761-4415

ICS Management Telephone Numbers: 713-378-6447

For Transferring Ownership:

Shadae Patterson, Ext #122

Email Address: customerrelations@icsmanagement.net



MINI VACATIONS:

Mini Vacations is a program set up to allow our owners, as well as owners at other ICS Sister Resorts, the opportunity to take a short vacation at any one of the ICS managed resorts. The program allows an owner the opportunity to take a 2 night stay at any ICS managed resort, including your home resort, Inverness at South Padre. The program is based on a first come-first serve basis and availability of this program is contingent on space availability at the resort. If you are interested in checking the availability at the resorts, you can call the phone numbers listed below 7 days prior to your desired vacation date to determine if there is any possibility of availability. Considering that this program is based on space availability, confirmation of the stay can typically only be given 2 days in advance of the Mini Vacation date of stay. The price per night varies at the different resorts; it ranges from \$50.00 per night to \$100.00 per night.

Internal Exchange:

The Internal Exchange Program enables you to trade into the other Sister Resorts in Texas and Missouri. This program is not to be confused with the Mini Vacation program. The Internal Exchange Program allows you to trade your vacation week* to stay for a week at either your own resort or with one of our sister resorts. You must exchange and receive a week within the same year. Below I have listed all the steps needed to participate in the Internal Exchange Program:

- All requests must be in writing and sent to Inverness at South Padre, via email at management@invernessatsouthpadre.com or fax to 956-761-4415, or postal to 5600 Gulf Blvd., South Padre Island, TX 78597 Attn: Norma
- We need a letter signing your unit/week back to the resort for the year you are requesting to travel in, so that someone else can use your unit/week.
- Requests are reviewed and reserved on a space available basis within 10 business days.
- Internal Exchange requests should be no sooner than ten (10) months, nor less than ninety one (91) days prior to the first day you are requesting to exchange into.
- Fees are payable at check-in and are between \$75.00 to \$100.00 for the exchange, depending on the resort.

**This program is for the "Interval Owners Only". The Points owners must use their Points thru the RCI System to travel back to their own resort or sister resorts. Please see article on RCI Points Home Base travel dates on page 3.*

2016 INVERNESS AT SOUTH PADRE Annual Homeowners Meeting

Due to the uncertainty of construction to take place at the property in 2016, the 2016 Inverness at South Padre Annual Homeowners Meeting date, time and location has yet to be determined.

Are you interested in becoming a Board Member?

If you are interested in running for the Board of Directors for the Inverness at South Padre Homeowners Association, in 2016, please send a 150 word resume to the office of:

**ICS Management, Attn: Debbie Sansom
8866 Gulf Freeway, Suite #430**

Houston, Texas 77017

no later than **Monday, August 15, 2016, 5:00 pm, CT.** You may fax your resume to: **713-378-6421** or email to **dsansom@icsmanagement.net**

Please understand that high demand times, such as summer weeks, are hard to reserve as they are usually booked up by the owners in the resort. However, there are cancellations and therefore openings do come available. As a suggestion, instead of requesting weekends one might request weekday dates as sometimes owners and/or RCI guests check out early and one could easily benefit from such an incident.

Texas Resorts:

First Fairway at Walden, Montgomery, TX	936-582-4477
Inverness at South Padre, So. Padre Island, TX	956-761-7919
Inverness by the Sea, Galveston, TX	409-683-1006
Villas on the Lake, Montgomery, TX	936-588-2727

Missouri Resort:

Branson Yacht Club, Branson, MO	877-861-9826
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Board of Directors Election Results for 2015:

For 2015 we had eight (8) Inverness at South Padre owners send in a resume to run for five (5) Board Positions, and we also had one (1) write-in candidate. There were three (3) Board positions available for three (3) years and two (2) Board positions for one (1) year terms (to fill the unexpired terms for Joseph Edwards and A. J. Phillips who passed in 2014). The eight (8) owners who sent their resumes in were Jane Casey (Incumbent), Mac McGuire (Incumbent), Bob Derrit (Appointee), Dr. Ricardo Rodriguez (Appointee), Adam Affek, Dr. Carolyn Flanary, Les Meurer and Rick Russel. The write-in candidate was Judge Leslie Gerbracht. During the election process Rick Russel addressed the membership and requested his name be removed from the ballot. Mr. Russel stated his reason for removing his name from the Ballot for the Board of Directors was he was satisfied that the Board of Directors was addressing all of his concerns. As of the final proxy count, the three (3) Board members to fill the three (3) year terms are: Jane Casey, Mac McGuire and Bob Derrit. The two (2) Board positions for the one (1) year terms are: Dr. Ricardo Rodriguez and Les Meurer. Congratulations to those owners for being elected.

New Inverness at South Padre Board President:

After the passing of Mr. Joseph Edwards, our then current Vice President, Mr. Don Morris, took over as the new President. Mr. Morris has been on the Board for eight (8) years and has chaired the Budget and Long Range Planning Committees. His background is extensive as he is a professional engineer with a master's degree dealing in design, contracts and specifications, working with both consumers and contractors. Mr. Morris's extensive background in engineering has been extremely helpful with the tasks at hand faced by the board in determining what must take place at the property.

On the personal side, Mr. Morris is married to his lovely wife, Sandra, and their family owns six (6) weeks which they have been vacationing at Inverness at South Padre since the late 1980's. We know we are in good hands with Mr. Morris being at the helm as he has always made Inverness at South Padre his top priority.