

INVER



NEWS

INVERNESS BY THE SEA • SPRING 2014 • EDITION TWELVE

FROM YOUR BOARD OF DIRECTORS:

January is usually a slow month for the property but this January we were busy preparing for the shutdown for one week to repair the wiring in building C (west end building). Again, this was only a temporary one week shut down for that one building, the rest of the property was up and running.

The construction on Stewart Road last year was completed and were we ever happy when that happened. Any of you that visited the property last year during that road construction timeframe experienced what is still called the Stewart Road mess. This year you will find Stewart Road smooth driving and the entrance to our property open.

For 2013 our main concentration has been on maintaining our beautiful property. With time and salt water our maintenance staff has been very busy with keeping up with rusted air-conditioners, stairwells and walkways. All the staff from the front desk to the housekeeping and maintenance departments deserves a "high five" for all the hard work they have done in 2013.

Don't forget to take advantage, if there is space available, to use the mini-vacation and internal exchange program not only to use at your home resort but with any one of the other sister resorts (see mini-vacation and internal exchange article on page 3).

Please take a few minutes and read this newsletter in its entirety so you will be informed about what is happening at your resort. You can also check out the website www.icsmanagement.com and click on your resort to get all the latest updates.

We hope to see as many owners as possible at the Annual Meeting on Saturday, April 12, 2014.

CONTACT INFORMATION:

**INVERNESS BY THE SEA CUSTOMER SERVICE,
PAYMENTS AND BILLING DISPUTES:**

Resort Phone Number: 409-683-1006

Email address: management@invernessbythesea.com

ICS Phone Number: 713-378-6447, ext #115

Email address: bobbyeb@icsmanagement.net

**ICS Management Telephone Number:
713-378-6447**

FOR TRANSFERS/DEED BACKS:

Aerie Meredith, Ext#122, Monday - Friday

email address: ameredith@icsmanagement.net

BOARD OF DIRECTORS ELECTION RESULTS IN 2013

Last April, 2013 the election for the Board of Directors was held. The incumbents Jo-Kelley Parrish, Secretary and Karen Chapman, Board Member were re-elected. Both of these ladies have been owners and on the board for many years. Jo-Kelley owns not only at Inverness by the Sea but at several other timeshare properties across the USA and is an avid traveler through the RCI system. She has been invaluable in bringing new ideas which have been implemented around the properties. Jo-Kelley may be a great traveler but her heart is only for Inverness by the Sea as she always says "She taught her children, grandchildren and now great-grandchildren how to swim at the Inverness by the Sea pool". Karen Chapman has been an owner since the beginning and on the board since 1988. In her early years on the board as President she was instrumental in our fight with the Federal Government on returning our massive amount of unit/weeks once they defaulted on their yearly maintenance fees. Since those early, always trying days, she has remained on the board as Vice President, Treasurer, and Secretary and currently as Board Member. What more can we say about such a devoted person like Karen Chapman, she has and is everything you want in a Board Member representing all owners. The bottom line is this property is lucky to have both of these ladies in our court and congratulations to both of them on their re-election.

2014 ANNUAL HOMEOWNERS ASSOCIATION MEETING AT INVERNESS BY THE SEA

**The 2014 Inverness by the Sea Annual Homeowners
Association Meeting will be held on
Saturday, April 12, 2014 at 1:00 pm in the Inverness
by the Sea Activity Room. We look forward to
seeing all of our owners at the Annual Meeting.**

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THE 2014 TEN LUCKY WINNERS:

Last fall all owners had the opportunity, within certain guidelines, for their name to be placed one or more times in the contest for a free 2014 Maintenance Fee. Listed below are the names of those "lucky 10 winners" for the free 2014 Maintenance Fee. Congratulations to these owners! Next time your name could be listed below:

Yalanda Aleman	Joan Berman
Timothy & Betty Callahan	Judith Chinn
David & Hildegard Melander	Gmur Family Trust
Thomas Clark	Albert & Ruth Mallott
Stephen Orlando	Peter Vandevisse

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OWNER'S WEBSITE:

ONLINE CREDIT CARD PAYMENTS OR UPDATE

CONTACT INFORMATION:

An Owner may always go to the ICS website and pay their maintenance/assessment fees or update their address, phone numbers or email address, by doing as follows:

To Pay your maintenance fees:

1. Visit the ICS website at: www.icsmanagement.com
2. Click on the tab entitled "Owner's Corner".
3. Then click on the tab entitled "Online Services".
4. Click on the area that says "Click here" (in blue print), which you will then be directed to the "User Login" site.
5. Type in your User ID number – listed as "Owner Number".
6. Type in your Password (If you do not know your "Owner Number" and/or "Password", please contact your resort at 409-683-1006).
7. **Please note that in order to be granted access to make payment or alter contact information, certain computers may have to alter the Compatibility Mode setting.***
8. Click on the "Pay Dues" button to pay your maintenance fees online with a credit card. There is a 2.5% Convenience Fee charged on all credit card payments.
9. You may also click on "Edit Owners Information" to make changes to your contact information.

To change your address and save yourself \$25.00:

To change your address online follow the directions in the above article "Owner's Website". On line number 8 instead of clicking on "pay dues", click on "Edit Owner Information" at the top of the screen, then type in your new address, phone numbers and email address. If the ICS Management personnel change your address you will be subject to the \$25.00 Address Change Fee.

*** For Owners using Internet Explorer 10: Please turn on Compatibility Mode before proceeding. To do so you will need to complete the following steps:**

A. Click on Tools

B. Then click on Compatibility View Settings

C. Then Click "Add" to add this website

ONLINE INFORMATION:

Not sure what is going on at your property or on Galveston Island? Well, just take a few minutes to go online and check out what is happening via your new website. All you need to do is go to www.invernessbythesea.com or www.icsmanagement.com, and then click on the tabs you desire:

The Area, Resort Information, Photo Gallery, Reservations, Contact information

Now you can see how easy it is to keep up with any new Property News as well as any new attractions that are happening on Galveston Island.

REMINDERS:

TRANSFERRING OWNERSHIP:

Your timeshare is real property and therefore to convey the ownership to a third party one must have a written and properly prepared instrument, and that document must be executed and recorded in Galveston County Real Property Records. If you have sold your property to another individual or plan to sell your property, please forward the three items listed below to the ICS Management Corporate Office at 8866 Gulf Freeway, Suite#430, Houston, Texas 77017, ATTN: Aerie Meredith

- A copy of the Filed Warranty Deed (filed at the Galveston County Clerk's Office) conveying the property from yourself to the new owner.
- New owner address, telephone numbers, and email address.
- A check in the amount of \$100.00 (Transfer/Processing Fee), made payable to ICS Management. This fee is to cover the cost of converting ownership information to the new owner. Be advised that all Annual Assessments and/or Fees must be paid in advance for the Association to acknowledge the transfer of ownership.

If you need help with the paperwork associated with changing your ownership, please feel free to contact our corporate attorney, Mark Gray, via email at: mgray@icsmanagement.net. You may also call the corporate office at (713) 378-6447, Ext. 112.

BASIC INVERNESS BY THE SEA INFORMATION TO ALL OWNERS AND GUESTS WHEN VACATIONING AT THE PROPERTY:

1. Sunday to Sunday check-in/check-out.
2. Check-in is at 4:00 pm, Check-out is 10:00 am.
3. Occupancy per unit maximum is 6 people
4. All units must be left in good housekeeping condition.



Week Number	2014 Sunday to Sunday	2015 Sunday to Sunday
1	Jan.5-Jan.12	Jan.4-Jan.11
2	Jan.12-Jan.19	Jan.11-Jan.18
3	Jan.19-Jan.26	Jan.18-Jan.25
4	Jan.26-Feb.2	Jan.25-Feb.1
5	Feb.2-Feb.9	Feb.1-Feb.8
6	Feb.9-Feb.16	Feb.8-Feb.15
7	Feb.16-Feb.23	Feb.15-Feb.22
8	Feb.23-Mar.1	Feb.22-Mar.1
9	Mar.2-Mar.9	Mar.1-Mar.8
10	Mar.9-Mar.16	Mar.8-Mar.15
11	Mar.16-Mar.23	Mar.15-Mar.22
12	Mar.23-Mar.30	Mar.22-Mar.29
13	Mar.30-Apr.6	Mar.29-Apr.5
14	Apr.6-Apr.13	Apr.5-Apr.12
15	Apr.13-Apr.20	Apr.12-Apr.19
16	Apr.20-Apr.27	Apr.19-Apr.26
17	Apr.27-May 4	Apr.26-May 3
18	May 4-May 11	May 3-May 10
19	May 11-May 18	May 10-May 17
20	May 18-May 25	May 17-May 24
21	May 25-Jun.1	May 24-May 31
22	Jun.1-Jun.8	May 31-Jun.7
23	Jun.8-Jun.15	Jun.7-Jun.14
24	Jun.15-Jun.22	Jun.14-Jun.21
25	Jun.22-Jun.29	Jun.21-Jun.28
26	Jun.29-Jul.6	Jun.28-Jul.5
27	Jul.6-Jul.13	Jul.5-Jul.12
28	Jul.13-Jul.20	Jul.12-Jul.19
29	Jul.20-Jul.27	Jul.19-Jul.26
30	Jul.27-Aug.3	Jul.26-Aug.2
31	Aug.3-Aug.10	Aug.2-Aug.9
32	Aug.10-Aug.17	Aug.9-Aug.16
33	Aug.17-Aug.24	Aug.16-Aug.23
34	Aug.24-Aug.31	Aug.23-Aug.30
35	Aug.31-Sep.7	Aug.30-Sep.6
36	Sep.7-Sep.14	Sep.6-Sep.13
37	Sep.14-Sep.21	Sep.13-Sep.20
38	Sep.21-Sep.28	Sep.20-Sep.27
39	Sep.28-Oct.5	Sep.27-Oct.4
40	Oct.5-Oct.12	Oct.4-Oct.11
41	Oct.12-Oct.19	Oct.11-Oct.18
42	Oct.19-Oct.26	Oct.18-Oct.25
43	Oct.26-Nov.2	Oct.25-Nov.1
44	Nov.2-Nov.9	Nov.1-Nov.8
45	Nov.9-Nov.16	Nov.8-Nov.15
46	Nov.16-Nov.23	Nov.15-Nov.22
47	Nov.23-Nov.30	Nov.22-Nov.29
48	Nov.30-Dec.7	Nov.29-Dec.6
49	Dec.7-Dec.14	Dec.6-Dec.13
50	Dec.14-Dec.21	Dec.13-Dec.20
51	Dec.21-Dec.28	Dec.20-Dec.27
52	Dec.28-Jan. 4	Dec.27-Jan. 3

INVERNESS BY THE SEA SEASONAL BREAKDOWN AT THE RESORT

(According to the Condominium Documents)

This is the seasonal breakdown for your ownership shown on your Deed.

- Red: Weeks 18 – 43
- White: Weeks 09 – 17 & 44 – 52
- Blue: Weeks 01 – 08



INVERNESS BY THE SEA SEASONAL BREAKDOWN WITH RESORT

CONDOMINIUM INTERNATIONAL

This is how your ownership week will trade if you spacebank with R.C.I.

- Red: Weeks 01 – 40
- White: Weeks 41 – 47 & 51 – 52
- Blue: Weeks 48 – 50

5. If the units are left in a poor housekeeping condition, there will be a charge assessed to your credit card as an extra cleaning fee.
6. Owners are requested to strip the linens from the beds and place in a pile in the front bathroom along with used/soiled towels.
7. Do not take the towels from the unit to the pool or beach. You can pick up Pool towels at the front desk.
8. No pets are allowed in the timeshare units. If a pet is discovered within an owner or guest unit, a fee of \$250.00 will be charged to the credit card that was placed on hold at check-in as well as the pet must be removed from the property immediately.
9. Children under 18 years of age must be supervised at all times.
10. There is no smoking in the units. If smoking is detected in the unit a \$125.00 fee will be charged to the credit card that was placed on hold at check-in.

OUR 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 on the same day we receive your payment, and you will not receive your check back from your financial institution.

INVERNESS BY THE SEA POLICY:

There is a 30 day notice policy that we need to notify owners about. Please contact the resort no less than 30 days in advance of your vacation week if you are coming to the property, late Spacebanking (less than 30 days) or sending in a guest. You can contact the property in any form via phone, email or fax (please check the “Contact Information” article on the front page). If you have Spacebanked your week prior to the 30 days before your week begins, you do not need to contact us as RCI or any of the other exchange companies you work with will have provided the resort the paperwork that you will travel through their system. Please help us to enforce this 30 day notice policy.

FUTURE ASSESSMENT, BILLING AND COLLECTIONS POLICY (ABC POLICY):

ANNUAL ASSESSMENT

You will be mailed the Budget and First Assessment Notice for the next year’s assessment. Payment is due immediately but considered delinquent on January 1st. NOTE: THE ENTIRE YEAR’S ASSESSMENTS MUST BE PAID IN FULL PRIOR TO SUBMITTING OR USING ANY USE WEEK FOR EXCHANGE PURPOSES.

January 15th a late fee of \$50 will be assessed to the account. If you have not paid your assessments or made other arrangements, monthly interest will begin to accrue on the account.

FEBRUARY 1ST:

You will be mailed a Delinquency Notice, which shall include current penalties and fees. You must pay all charges in full to have your occupancy and voting rights reinstated. Unused Weeks resulting from delinquencies are available for mini vacations or rental programs initiated by the Homeowner's Association or their management.

- **Points Owners:** Your points account will be cancelled. If you choose to reinstate your points account you will be charged a \$100 fee plus subject to an additional \$200 fee by the exchange company.
- **Interval Owners:** Any existing reservations will be cancelled and you may not make a new reservation until your account is brought current. Exchange requests will not be confirmed and existing exchanges will be blocked. **There is no guarantee that you will receive a reservation or confirmed exchange after you have brought your account current.**

ON OR AFTER FEBRUARY 15TH:

The Homeowner's Association shall have the right to turn the matter over to an attorney for foreclosure and/or collection action of which all additional legal costs and/or expenses will be applied to the delinquent account.

RCI CORNER:

New RCI fees as of January 1, 2014:

Weeks:

Exchange fees for booking on RCI.com will increase from \$199 USD to \$209 USD. Call center exchange fees will increase to \$219 USD. Cruise exchange pricing will now be either \$119 or \$219 based on an exchange of a qualified Deposit with a Deposit Trading power of either 7 or 14.

If you have any questions regarding the rate increase, please contact RCI toll free at 1-800-338-7777.

Points:

RCI Platinum membership will also see some changes beginning on Jan. 5, 2014. RCI Platinum members will now have additional benefits including one-day advance notice of Extra Vacations' getaways sales, a dedicated toll-free phone line with priority answering by service representatives, and the ability to place a vacation on hold without a fee when they call an RCI Platinum vacation guide. Platinum Rebates will now be \$15 and the RCI Platinum annual membership fee will be \$59.

Exchange Fees on points varies on the number of nights or weeks traveling. Please call the RCI toll free Points Customer Service number 877-968-7476.

WHAT'S HAPPENING AROUND THE ISLAND:

The Sapori restaurant, which is on the edge of our property, has a gourmet Italian menu and according to our owners and property staff, the food is delicious. Next time you are staying at the property a delicious meal is within a very short walking distance.

The Galveston's Pleasure Pier is "hands down" the most fun for everyone young and old. Go to their website at pleasurepier.com to check out the great shops, restaurants and fabulous rides you will "no doubt" want to experience.

The Galveston Strand is a "must see" place to be when visiting Galveston for the first time or the one hundredth time. You can check out all the upcoming bands, festivals, tours by visiting the website, Galveston.com/downtown tour.

There are several tours around the island. One tour which was previously called the "golf cart tour" has become so popular that they no longer use golf carts; they had to expand and now use twelve (12) passenger electric carts for this tour. You will still need fair weather to enjoy this tour but obviously don't miss this excursion. The other tour is called "Cool Tours" Van. The Cool Tours Van circles the island and you can get on and off as many times as you like. If you see a restaurant you want to try out, just get off the van, when you finish eating just wait for the next Cool Tour Van to come by and pick you up. The Cool Tour Van is enclosed to enjoy in year round weather conditions.

ASK ANGELA: (the most frequently asked questions)

Questions for Angela:

1. Can an owner who is in the RCI Points Program use the mini-vacation program?

Angela responds:

1. Yes, a points owner can use the mini-vacation program as it is an owner benefit. If Inverness by the Sea or any of the Sister Resorts have space available you can rent a unit, two nights (minimum) per month, per resort (See full article "mini-vacations" for the process on how to reserve).
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Make sure when vacationing at Inverness by the Sea you attend the Monday morning meeting at 10:00 am in the Activity Room where you can get the latest restaurant and tour updates along with a cup of coffee and a donut.

MINI VACATIONS:

Mini-Vacations (or mini-vacs) are bonus or extra nights for owners to use at their home resort as well as sister properties. You have the opportunity, on a space available basis, to request additional “nightly” time at the resorts. You can request two (2) nights (minimum) per month, per resort. The procedure would be to call the resort where you wish to vacation seven (7) days prior to your desired check-in date. The property staff will determine if there is availability. If there is possible availability you will call back two (2) days prior for confirmation, only then will you be confirmed. Remember, summer and weekends are usually booked solid. Try requesting a Mon – Wed or a Tues - Thursday date, but there are no guarantees on availability.

First Fairway at Walden, Montgomery, Texas	936-582-4477
Inverness at South Padre, So. Padre Island, Texas	956-761-7919, ext #100
Inverness by the Sea, Galveston, Texas	409-683-1006
Villas on the Lake, Montgomery, Texas	936-588-2727
Branson Yacht Club, Branson, Missouri	877-861-9826

INTERNAL EXCHANGES:

Internal Exchange is a program that is set up for you to exchange your owned week for a week at one of your sister resorts without using an exchange company. The Internal Exchange program has been very popular and successful in the past and we are continuing this program for 2014. To accommodate this program we basically use “weeks” that are available due to an owner placing their unit/week into the Internal Exchange Program. The basic information on how to request an Internal Exchange is below:

- All requests must be in writing and sent to your resort, Inverness by the Sea via email address: management@invernessbythesea.com or by fax: 409-741-2980 or postal mail to Inverness by the Sea, 7600 Seawall Blvd, Galveston, Texas 77551.
- We need a letter signing your unit/week back over to the Resort for the year you are requesting to travel in so that someone else can use your unit/week. If your “owned” week has passed or the start date is within 90 days of your request, we cannot arrange an Internal Exchange as your unit week could not be placed into the Internal Exchange Program for another owner to use.
- Requests are reviewed and reserved on space available

basis within 10 business days.

- Internal Exchange requests should be no sooner than 10 months, and not less than ninety one (91) days prior to the first day you are requesting to exchange into.
- Fee is payable at check-in and is \$75 - \$100 depending on the resort.

PROPERTIES FOR INTERNAL EXCHANGES: FEE STRUCTURE

(Limited summer availability at all Resorts)

Inverness by the Sea, Galveston, Texas	\$ 75.00
Inverness at South Padre, South Padre Island, Texas	\$ 75.00
First Fairway at Walden, Montgomery, Texas	\$ 75.00
Villas on the Lake, Montgomery, Texas	\$ 75.00
Branson Yacht Club, Branson, Missouri	\$100.00

HOW CAN I SELL MY TIMESHARE?

Timeshares are deeded property and therefore you have a recorded deed of ownership of that property and have the right to personally sell that property. You can use a timeshare broker, however we just caution you when you use a “resale” broker some of our owners have complained saying they gave money to a broker and never got their week sold.

When choosing someone to sell your timeshare week for you we ask you to use caution and your good sense. As outlined herein, many of these companies are scam companies and often do not properly take all necessary steps to relieve the owner of their obligations and therefore that owner is often stuck with additional costs. Furthermore, you can also use the internet to sell.

Some avenues for such are: Internet seller, The Timeshare Users Group (TUG), E-bay and Craig’s List. Some owners have used these four internet companies for success in selling their property at the resort. Remember you are your best salesperson, always speak positively and enthusiastically about your resort and you will be surprised how many people will purchase at the right price.

Remember, that in order to convey the property to a 3rd party you still must have a properly drafted instrument. We suggest using an attorney of your choice or you may also contact the ICS attorney at the corporate office, (713) 378-6447, Ext. 112.



Branson Yacht Club Rental Rates:

If you are interested in the owner rental rates for Branson Yacht Club they are as follows:

- \$139 per night for a two bedroom unit in the summer months
- \$110 per night for a two bedroom unit all other times of the year
- \$80.00 per night for a Hotel room all year long.
- \$70.00 per night for a one bedroom unit all year long.

ARE YOU INTERESTED IN BECOMING A BOARD MEMBER?

If you are interested in running for the Board of Directors for the Inverness by the Sea Homeowners Association, please send a 100 word or less resume to the offices of ICS Management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017, Attn: Debbie Sansom, no later than 5:00 pm, CST, March 1, 2014.

You may fax your resume to: 713-378-6421 or email to: dsansom@icsmanagement.net.

ACTIVITIES AT YOUR RESORT:

Angela, your Property Manager, has worked hard at providing you entertainment at the resort.

Here are the current winter activities for owners and guests:

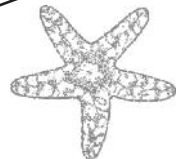
- Monday morning coffee, donuts and Galveston information meeting at 10:00 am (This meeting happens every Monday no matter what season).
- Wednesday night Bingo also serving coffee and cookies.
- Thursday afternoon we have our famous Ice cream social (homemade ice cream).

Starting Memorial Day Weekend is our summer activities:

- Monday morning Galveston information meeting (same as above).
- Wednesday night Hot Dog Bar-B-Que.
- Thursday afternoon Ice cream social (homemade ice cream).



Address Correction Requested



Inverness by the Sea
c/o ICS Management Corp.
8866 Gulf Freeway, Suite #430
Houston, Texas 77017