

# INVER



# NEWS

INVERNESS BY THE SEA • SPRING 2016 • EDITION FOURTEEN

## FROM YOUR PRESIDENT:

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](http://www.icsmanagement.com) and click on your resort to get all the latest updates.

### **New Projects for 2016:**

We will be working on trying to improve the interior portions of the units this year. We are shooting to begin this project in May of 2016 and hopefully complete all the units by the Fall if not sooner. We have had numerous owners voice their opinion on the need for additional televisions in the bedrooms and therefore we are taking action to add additional televisions in all the master bedrooms and we will also be working to add televisions to the secondary bedrooms. We are working with a wholesaler to purchase some living room, dining room and bedroom furniture and several queen beds will be replaced with king size beds. The furniture should be a nice addition as we know some of the units are in desperate need of such.

As discussed at the 2015 Annual Meeting, we have an active sales program underway at Inverness by the Sea. The sales company began selling interval unit/weeks under a new program often referred to as Pure Points. The sales teams and this new program have been very successful and the program has helped bring in additional revenue for the HOA and further increase the interval interest in the property. Increasing interval interest will help lower the annual assessments but also the goal is to use the revenues to add additional amenities to the property.

### **New improvements completed in 2015:**

Listed below are just a few of the major added improvements to the property from 2015:

- Total renovation and repaint of the exterior of the property
- New outdoor hot tub by the pool
- New hot tub wooded decking and pool coping
- 24 new sofas and chairs

For all of our owners who supported the Inverness by the Sea Property over the last several years, WE SALUTE YOU. All current and future improvements are a direct result of your support and patience and we will always be grateful to you.

I hope to see as many of you as possible at the Annual Home Owners Meeting on April 9, 2016 so I may thank you in person for all you have done for our resort.

Sincerely,

Richard Powell, President

Inverness by the Sea Homeowners Association

## BOARD OF DIRECTORS ELECTION RESULTS IN 2015

Last April, the 2015 election for the Board of Directors was held. The incumbents Richard Powell and Randy Schriever were re-elected. Both Richard Powell and Randy Schriever have been owners and on the Board for many years. Richard Powell is our President and has been instrumental in following up on all aspects of our exterior construction project in 2014 and 2015. Randy Schriever is another second generation Board member who loves vacationing at Inverness by the Sea with his family. He is always giving great insight on what owners want to see at the property. We are so lucky to have these two men back on the Board. Congratulations to the both of you.

## BONUS WEEKS USAGE:

If you are one of those lucky owners who continues to have a bonus week from paying a past special assessment or other reason, and have not requested that usage, please do so as soon as possible. If you are in the Week's Program, please send a written request to the property at email address: [management@invernessbythesea.com](mailto:management@invernessbythesea.com), fax #409-741-2980 or postal Inverness by the Sea, 7600 Seawall Blvd, Galveston, Texas 77551. If you are a Points Program owner and have not received your additional points, please contact Debbie Sansom, email address: [dsansom@icsmanagement.net](mailto:dsansom@icsmanagement.net), Fax # 713-378-6421 or postal, ICS Management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017.

It is imperative that you contact the ICS Staff so we do not run out of available inventory. As you know, with the new beachfront, the property will be in high demand and we want to make sure all owners take this opportunity to retrieve their bonus time so do not delay.

## **2016 ANNUAL HOMEOWNERS ASSOCIATION MEETING AT INVERNESS BY THE SEA**

**The 2016 Inverness by the Sea Annual Homeowners Association Meeting will be held on Saturday, April 9, 2016 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.**

## **OWNER'S WEBSITE:**

### **ONLINE CREDIT CARD PAYMENTS:**

To go to the owner's website and pay your maintenance fees:

1. Type: [www.icsmanagement.com](http://www.icsmanagement.com)
2. Click on: "Owner's Corner"
3. Under "Owners Services" tab click where indicated to go to User's Login.
4. Then type in your User ID number – listed as "Owner Number"
5. Then type in your Password (If you do not know your "Owner Number" and/or "Password", please contact your resort at 409-683-1006).
6. Then click on the "pay dues" button to pay your maintenance fees online with a credit card.
7. There may be a 2.5% Convenience Fee charged on all credit card payments.

**\* 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

### **To change your address and save yourself \$25.00:**

Save yourself \$25.00 by changing your own address "Online" when moving. If the ICS Management personnel change your address you will be subject to the \$25.00 Address Change Fee. To change your address online follow the directions in the article "Owner's Website". On line number 6 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.

### **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. We are going to be adding new pictures of the property within the next few months. All you need to do is go to [www.invernessbythesea.com](http://www.invernessbythesea.com) or [www.icsmanagement.com](http://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.

### **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.
5. If the units are left in a poor housekeeping condition, there may 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 on property. If a pet is discovered on the premises without full disclosure, a fee of \$250.00 will be charged to the credit card that was placed on hold at check-in, and the pet must be removed from the property immediately. Violators may be asked to leave the premises.** Service animals are not considered pets, however in accordance with the ADA Standards the service animal must be harnessed, leashed or tethered and shall be subject to all other ADA requirements.
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, please be advised that you authorize our office to 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.

### **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. **THE ENTIRE YEAR'S ASSESSMENTS MUST BE PAID IN FULL PRIOR TO SUBMITTING OR USING ANY USE WEEK OR EXCHANGE WEEK.**

### **MONTHLY PAYMENT OPTION**

Monthly payments can be made online with a credit card\* or by mailing in a check.

### **PAYMENT PLAN POLICY**

If you are unable to pay your maintenance fees in full by the due date, you may set up a three (3) month payment plan by contacting ICS Management Corp. Office prior to the due date. Any payment plan set up after December 31st may be subject to all additional late fees.

You can go "ONLINE" and make three payments with a credit card\* or you can set up a "CHECK" payment plan and forward one check each month. There is a Service Charge for any payment plan (to be included with the first payment) and the final payment must be received by or before the deadline date of the third (3rd) month.

**Please note that all payment plans must be approved in writing.**

### **MID-DECEMBER**

Week Number	2016 Sunday to Sunday	2017 Sunday to Sunday
1	Jan 3 - Jan 10	Jan 1 - Jan 8
2	Jan 10 - Jan 17	Jan 8 - Jan 15
3	Jan 17 - Jan 24	Jan 15 - Jan 22
4	Jan 24 - Jan 31	Jan 22 - Jan 29
5	Jan 31 - Feb 7	Jan 29 - Feb 5
6	Feb 7 - Feb 14	Feb 5 - Feb 12
7	Feb 14 - Feb 21	Feb 12 - Feb 19
8	Feb 21 - Feb 28	Feb 19 - Feb 26
9	Feb 28 - Mar 6	Feb 26 - Mar 5
10	Mar 6 - Mar 13	Mar 5 - Mar 12
11	Mar 13 - Mar 20	Mar 12 - Mar 19
12	Mar 20 - Mar 27	Mar 19 - Mar 26
13	Mar 27 - Apr 3	Mar 26 - Apr 2
14	Apr 3 - Apr 10	Apr 2 - Apr 9
15	Apr 10 - Apr 17	Apr 9 - Apr 16
16	Apr 17 - Apr 24	Apr 16 - Apr 23
17	Apr 24 - May 1	Apr 23 - Apr 30
18	May 1 - May 8	Apr 30 - May 7
19	May 8 - May 15	May 7 - May 14
20	May 15 - May 22	May 14 - May 21
21	May 22 - May 29	May 21 - May 28
22	May 29 - Jun 5	May 28 - Jun 4
23	Jun 5 - Jun 12	Jun 4 - Jun 11
24	Jun 12 - Jun 19	Jun 11 - Jun 18
25	Jun 19 - Jun 26	Jun 18 - Jun 25
26	Jun 26 - Jul 3	Jun 25 - Jul 2
27	Jul 3 - Jul 10	Jul 2 - Jul 9
28	Jul 10 - Jul 17	Jul 9 - Jul 16
29	Jul 17 - Jul 24	Jul 16 - Jul 23
30	Jul 24 - Jul 31	Jul 23 - Jul 30
31	Jul 31 - Aug 7	Jul 30 - Aug 6
32	Aug 7 - Aug 14	Aug 6 - Aug 13
33	Aug 14 - Aug 21	Aug 13 - Aug 20
34	Aug 21 - Aug 28	Aug 20 - Aug 27
35	Aug 28 - Sep 4	Aug 27 - Sep 3
36	Sep 4 - Sep 11	Sep 3 - Sep 10
37	Sep 11 - Sep 18	Sep 10 - Sep 17
38	Sep 18 - Sep 25	Sep 17 - Sep 24
39	Sep 25 - Oct 2	Sep 24 - Oct 1
40	Oct 2 - Oct 9	Oct 1 - Oct 8
41	Oct 9 - Oct 16	Oct 8 - Oct 15
42	Oct 16 - Oct 23	Oct 15 - Oct 22
43	Oct 23 - Oct 30	Oct 22 - Oct 29
44	Oct 30 - Nov 6	Oct 29 - Nov 5
45	Nov 6 - Nov 13	Nov 5 - Nov 12
46	Nov 13 - Nov 20	Nov 12 - Nov 19
47	Nov 20 - Nov 27	Nov 19 - Nov 26
48	Nov 27 - Dec 4	Nov 26 - Dec 3
49	Dec 4 - Dec 11	Dec 3 - Dec 10
50	Dec 11 - Dec 18	Dec 10 - Dec 17
51	Dec 18 - Dec 25	Dec 17 - Dec 24
52	Dec 25 - Jan 1	Dec 24 - Dec 31
53	-----	Dec 31 - Jan 7

**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

Reminder letters will be sent out, reminding the owner of the deadline date of December 31st.

**JANUARY 1st**

The account will be considered delinquent and all Points Account Owners (RCI or other Exchange Points) may be blocked and/or cancelled and any Spacebanked requests may be cancelled.

**JANUARY 30th**

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 late 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.

**\* ALL CREDIT CARD PAYMENTS MAY BE SUBJECT TO A 2.5% CONVENIENCE FEE**

**\*\*ANNUAL ASSESSMENTS ARE COVENANTS THAT RUN WITH THE LAND, NON RECEIPT OF A STATEMENT DOES NOT RELIEVE YOU OF YOUR FINANCIAL OBLIGATION**

**NOTE:** A \$35 charge will be added to your account for any payment that is not honored (bad check, insufficient funds, etc). If the first payment is not honored for any reason subsequent payment including applicable late fees must be by secured funds (cash, money order, cashier's check).

**CONTACT INFORMATION:**

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

**Resort Phone Number: 409-683-1006**

**Email address: management@invernessbythesea.com**

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

**Payments: 713-378-6447, ext #115**

**Email address: accountsreceivable@icsmanagement.net**

**FOR DEED BACKS:**

**Shadae Patterson, Ext#122**

**email address: customerrelations@icsmanagement.net**

## **RCI CORNER:**

**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 call RCI Customer Service at 800-338-7777 or go to RCI.com website.
- **RCI WEBSITE:** If you need any information on the weeks program, please sign on to the website: [www.rci.com/didyouknowweeks](http://www.rci.com/didyouknowweeks)

RCI Weeks Exchange Fee Rates:

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

Home Week (Spacebank weeks only –not for point’s owners): (13-12 months before check-in date) Booking what you own – the specific unit and week at the resort where you purchased. There is no fee to do this.

## **HOW TO MAKE A RESERVATION IF YOU “ARE” AN RCI 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](http://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. Please note that these fees are set by RCI and therefore are subject to change.

## **POINTS PROGRAM:**

<b>Exchange Fee Rates:</b>	<b>Call Center Fees</b>	<b>RCI.com</b>
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.

## **WHAT’S HAPPENING AROUND THE ISLAND:**

For those of you that love feeling the sea breeze blowing on your face, you can ride over the sea channel to the Bolivar side in one of the FREE Texas Ferry. Yes, I said FREE. You can drive your vehicle on the ferry or if you are just taking a round trip ride to view the commercial ships, sail boats, seagulls and dolphins you can walk on. The round trip ferry ride is about 60 minutes depending on boat traffic and for the children, or the child in you, bring a few pieces of bread as it is a blast feeding the seagulls at the back of the ferry. Not many events are FREE anymore but this ferry ride is and the experience is a guaranteed enjoyable “every minute” ride. Just try it once and you will be hooked.

The Saponi 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 and safe 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](http://pleasurepier.com) to check out the great shops, restaurants and fabulous rides you will “no doubt” want to experience.

The Schlitterbahn Waterpark and Moody Gardens are only minutes away from the property, where they host numerous activities for everyone to enjoy. Whether you choose the waterslides at the waterpark or one of the many activities at Moody Gardens, we know you and your family will have a wonderful time.

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 and tours by visiting the website, [www.Galveston.com/downtown](http://www.Galveston.com/downtown) tour. There are also great shopping opportunities for visitors of all ages.

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 Historic tour. You will still need fair weather to enjoy this tour but obviously don’t want to 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. Cool Tours also offers private shuttle service from both Houston Airports to any Galveston location including the cruise terminals. If you need additional information on Cool Tours, check out their website at [www.cooltoursgalveston.com](http://www.cooltoursgalveston.com). The Cool Tour Van is enclosed to enjoy in year round weather conditions.

**Make sure when vacationing at Inverness by the Sea you attend the Monday morning” Galveston Informational Meeting” at 10:00 am in the Activity Room where you can get the latest restaurant and tour updates along with a schedule of resort activities for you and your family to participate in. So set an hour aside to meet your property staff and have a cup of coffee and a donut on us.**

**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 (maximum) 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.

If you are interested in the mini-vacation program, the phone numbers for the sister properties are listed below:

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

**INTERNAL EXCHANGES:**

Internal Exchange is a program that is set up for Interval/Weeks Owners 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 2016. 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 \$75.00 at most of the Sister Resorts.

**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. As outlined in the timeshare advisory, herein, when choosing someone to sell your timeshare week for you we ask you to use caution. Many of these 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.

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, The Timeshare Users Group (TUG), and you can always consider E-bay or Craig’s List for potential sales options.

If you plan to sell or convey your week away, do be advised that the Owners Association has a first right of refusal and therefore they must be notified of any owners’ intent to sell or convey their unit/week away.

Once your unit/week has been sold, please forward the items listed below:

- A copy of the Filed Warranty Deed (must be filed at the Galveston County Clerk’s Office) conveying the property from yourself to the new owner.
- New owner’s name, 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 in accordance with the condominium declarations all Annual Assessments and/or Fees must be paid in advance for the Association to acknowledge the transfer of ownership.
- If you need assistance with the preparation of paperwork associated with conveying your ownership to a third party, you may contact ICS’s attorney, Mark Gray, via email at: *mgray@icsmanagement.net*. Mr. Gray can typically provide you with some general information and assist you for a reasonable fee.

**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 motel room all year long.
- \$95.00 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 150 word or less resume to the offices of ICS Management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017, Attn: Debbie Sansom, no later than noon, CST, February 25, 2016.

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

### **Payment by Mail:**

Paying by check through the mail is the preferred method of the Association and will help an owner avoid additional fees.

#### **For check or money order:**

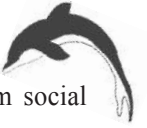
Inverness by the Sea  
P.O. Box 358  
Galveston, Texas 77553

*(Please make check payable to Inverness by the Sea)*

#### **For payment by credit card\*:**

You may mail your credit card authorization to:  
ICS Management, Attn: Accounts Receivable  
8866 Gulf Freeway, Suite #430  
Houston, TX 77017

*\* A Processing Fee of 2.5% may be applicable to credit card charges.*



- Thursday afternoon we have our famous Ice cream social (homemade ice cream).

Starting Memorial Day Weekend our summer activities are:

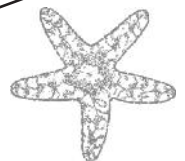
- Monday morning Galveston information meeting (same as above)
- Wednesday night Hot Dog Bar-B-Que
- Thursday afternoon Ice cream social (homemade ice cream)

## GREAT, EXCITING AND MOST WELCOME NEWS:

I am excited to announce that we now have an actual beach in front of the Inverness by the Sea! The U.S. Corp of Engineers is conducting their annual dredging of the Coastal Waterways and have approved use of the dredged sand to build up certain Galveston beaches. In prior years, this was done, however they never extended the project as far down as our property. This year they have. As such, you will no longer need a car to drive to the beach. Beach access is as simple as walking across the road. Our Owners and Guests have always enjoyed walking on the Seawall, but now they can go down and actually walk on the beach instead of looking at the water from the top of the Seawall.

This is just too exciting and we know all of our Owners and Guests will be thoroughly enjoying all that the beach has to offer. So... definitely make sure you bring your beach towels, buckets and shovels, coolers and some snacks when you vacation at Inverness by the Sea because the beach will be calling your name to come and play in the ocean!

Address Correction Requested



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