

# Inverness at South Padre

## INVERNEWS UPDATES

**Norma Coleman is the new Property Manager.** Norma took over this position when Angela Chapman retired in January of 2022. We are very excited at how Norma has taken control of this position and has proven to be an exceptional asset to the property.

**Maria Beltran** has taken Norma Coleman's front desk job. She started working right after Norma was promoted and has just jumped right into the job. We are glad to have you with us Maria. Both of you ladies, please continue to keep up the good work.

**RESERVATIONS:** Inside this newsletter we have both calendars for in-house week reservations and Sunday Opening Dates for the years 2023 – 2026. Please place these calendars near your PC unit, laptop or tablet so you will be prepared to make a reservation on the opening date.

Remember when trying to book a unit/week 13 months in advance, you must pay the one year in advance maintenance fees and payment should be received at least 5 days in advance of the Sunday Open Date. This 5 days in advance payment timeframe allows the software system and staff time to add the usage which is needed to reserve 13 months in advance. NOTE: It takes longer to receive mail in today's world; always allow 10 business days for mail to reach our office.

**NEW BUSINESS ADDRESS:** ICS Management has moved their corporate office from the hustle and bustle of Houston, Texas, to the quaint town of Alvin, Texas. The new mailing address for the Corporate Office of ICS Management is **P.O. Box 2409, Pearland, Texas 77588**. The physical address for the ICS new office is: **2197 Hwy 35 Bypass North, Alvin, Texas 77511**.

**ANNUAL HOMEOWNERS ASSOCIATION MEETING:** Our Annual Meeting will be held this year on October 7, 2022, at the Port Isabel Cultural and Event Center, Port Isabel, Texas. This is the same building we have hosted the annual meeting for the past several years (excluding 2020). We hope to see you all there this year. One of the main events that take place at the Annual Meeting is the Board of Director's election. **If you are interested in running for the Board of Directors, please send a 200-word resume to Debbie Sansom at [dsansom@icsmanagement.net](mailto:dsansom@icsmanagement.net) by August 20, 2022 to be listed on the proxy.**

**MINI-VACATIONS:** Let's discuss the world of Mini-Vacations. They do not exist for summer or other prime season dates and rare for weekends. We sometimes have an off season one or two nights during the Tuesday – Thursday days; but usually it is very last minute as that is usually when the owners will either check-out early or the RCI guest does not show up. Let's go over the procedure for reserving a Mini-Vacation. You can only call two days prior to when you want to come to the property, not months or weeks in advance. If you are looking to add a day or two on your week, this is also rare but, if possible, you may have to pay the going "rack rental rate" instead of the \$100 per night mini-vacation rate as that may be the only available rental. The staff, Norma and Maria are extremely helpful with trying to help our owners fully enjoy their vacations on the island.

**UNIT INTERIORS:** We have ordered and are expecting new appliances for 20 units. We are also shopping around for new sofa sectionals. We are also working on the bedroom "high-jump" into the bed situation.

In our current bedroom we have those wonderful and comfortable 13" mattresses for both queen and twin beds. We have ordered for two units 8" (depth) mattress's both Queen and Twins which makes it easier to get into the beds. We have placed 8" mattress's both queen and twin in two units and letting our owners test these mattresses through August 2022. Please give your honest opinion on how this mattress feels when sleeping, the future of the bedroom mattress will totally depend on your opinions.

**EXTERIOR UPDATES:**

**ELEVATORS:** We will begin the elevator replacement on the southside by or before the end of August 2022. This elevator covers the units ending in 00 – 05. It will take approximately four (4) months for that southside elevator to be completed and then we will begin the work on the northside elevator for units ending in 06-10. Please understand that on the Saturday check-in and check-out day patience will be needed as there will only be one elevator for the next 8 – 10 months. **We ask that you please try and be patient, be courteous and most important try and stay calm, you will get to your unit in plenty of time to enjoy your vacation. We want to say that we appreciate doing such in advance. We know that this will be a difficult time but in the long run this will be great for the future of the property.**

**PARKING LOT GATES:** What a time we have had with those gates. We are so close in having the first-floor gates operational. Just give us until mid-August (if not sooner) and we will have moving gates again. The second-floor gates are our problem and according to the numerous bids we have received this gate is extremely high in cost as this gate has to be replaced. We are continuing to contact gate companies and accept bids but no luck so far. If any of our owners know of a gate company, please have them contact Norma at the property to follow-up.

**NEW AWNINGS:** The next time you visit the property you will see our new BLUE Awnings. Yes, we are finally replacing these ugly red/rust awnings. Please let Norma know how you like the new awnings and the blue color when visiting the property.

**EXTERIOR WORK:** We have done some work around the property, including on the roof and will be doing more work on the north wall. This work will continue in 2023 however before too long this property should start to shine again, and honestly it is looking great.

We look forward to having our owners and guest visit the property in the coming months and on into 2023. Your ICS Management team appreciates you all and thank you for your continued support.

Sincerely,

ICS Management