

The Boca Beacon

A Newsletter for the Owners of Ventura at Boca Raton



Ventura Condominium Association ("Ventura")
Silver Crown Resort
2301 South Ocean Blvd.
Boca Raton, FL 33432
(561) 392-0375

Sponsored by Ventura at Boca Raton in cooperation with Defender Resorts, Inc. This is a quarterly newsletter to keep our owners informed with the understanding the information is subject to change and is merely provided for your convenience.

Fall 2011

Ventura
the ultimate in interval ownership



President's Message



Hello Ventura Owners:

It is hard to believe another quarter has passed. We should all stop to smell the roses and make our plans for our next Ventura vacation.

How do you like the new newsletter format? We hope this format will provide for better communications. If you have any suggestions for content, please let me know.

Did you notice that the description of the duties of board members included selecting and monitoring the management company? Unlike many timeshares, the Ventura owners are in control, not a developer or a management company who is interested in making money on the backs of the timeshare owners. In 2009, our board investigated whether our property would be better served by changing management companies. This is one of the features of Ventura that that adds value to your ownership. Many thanks to the board members who investigated and interviewed several companies in the process of making this decision. We selected Defender, which has proven to be a good choice.

I read every comment card to see if we are doing what you want. The most common complaint is that the sofa beds are not comfortable. Also, some are torn or stained. We are now in the process of replacing all the sofas. The new sofas will have thicker mattresses and should be more comfortable to sit and sleep on. We continue to make progress improving the property and furnishings without raising the maintenance fees for 2012.

Although the insurance premiums were increased substantially, we have searched for savings to pay for the increased expense.

We have a great staff who want your vacation to be wonderful. If you need anything, just let them know, and keep the comment cards coming.

Sincerely,

Herb Schechter

President of Ventura at Boca Raton Board of Directors

Inside this issue:

<i>President's Message</i>	1
<i>Call to Nomination</i>	2
<i>2011 and 2012 Interval Calendar</i>	2
<i>General Manager's Corner</i>	3
<i>Defender Realty Resale Corner</i>	3
<i>Some Things You Should Know</i>	4

Visit your website at:
www.venturaatboca.com

Contact Defender Resorts Inc at:
www.defenderresorts.com



CALL FOR NOMINATION:

Any owner **interested in serving on the Board of Directors** should contact the current President, Herb Schechter at: H.Schechter@MPMGLLC.com.

Your Board is comprised of five (5) owners, elected by the Association members, who have shown a willingness to volunteer their services to the Association. Your Board of Directors meets an average of four (4) times per year, three are telephonic and one is held at Ventura in November of each year. The Board asks that any person wishing to serve be willing to meet the schedule. Board members serve a “one” year term.

Three (3) seats are standing for election this year. The three incumbents have indicated they are willing to run for re-election. The election of directors will be by those owners present and represented by proxy at the Annual Homeowners Meeting.

BOARD OF DIRECTOR RESPONSIBILITIES INCLUDE:

Your Board reviews and adopts rules & regulations in conjunction with the Association’s Bylaws, Master Deed and Declaration; accepts and properly discharges its fiduciary duties and responsibilities empowered to them through the Association’s controlling documents; selects and monitors the management company; reviews monthly financial and operational information provided by the management company; reviews and approves annual operating and capital reserve budgets. The Board also works in conjunction with and through the professional management company whose responsibility encompasses the legal and ethical oversight of the day-to-day property operation, financial reporting, operations reporting, long-term planning, legal protection, insurance review, budget preparation and enforcement of Board adopted policies and procedures, among other requirements.

Herb Schechter, President
H.Schechter@MPMGLLC.com.

On behalf of the Board of Directors
of Ventura at Boca Raton

**VENTURA
ANNUAL
GENERAL
MEETING**

Week	Saturday to Saturday			
	2011		2012	
1	01/01/11	01/08/11	01/07/12	01/14/12
2	01/08/11	01/15/11	01/14/12	01/21/12
3	01/15/11	01/22/11	01/21/12	01/28/12
4	01/22/11	01/29/11	01/28/12	02/04/12
5	01/29/11	02/05/11	02/04/12	02/11/12
6	02/05/11	02/12/11	02/11/12	02/18/12
7	02/12/11	02/19/11	02/18/12	02/25/12
8	02/19/11	02/26/11	02/25/12	03/03/12
9	02/26/11	03/05/11	03/03/12	03/10/12
10	03/05/11	03/12/11	03/10/12	03/17/12
11	03/12/11	03/19/11	03/17/12	03/24/12
12	03/19/11	03/26/11	03/24/12	03/31/12
13	03/26/11	04/02/11	03/31/12	04/07/12
14	04/02/11	04/09/11	04/07/12	04/14/12
15	04/09/11	04/16/11	04/14/12	04/21/12
16	04/16/11	04/23/11	04/21/12	04/28/12
17	04/23/11	04/30/11	04/28/12	05/05/12
18	04/30/11	05/07/11	05/05/12	05/12/12
19	05/07/11	05/14/11	05/12/12	05/19/12
20	05/14/11	05/21/11	05/19/12	05/26/12
21	05/21/11	05/28/11	05/26/12	06/02/12
22	05/28/11	06/04/11	06/02/12	06/09/12
23	06/04/11	06/11/11	06/09/12	06/16/12
24	06/11/11	06/18/11	06/16/12	06/23/12
25	06/18/11	06/25/11	06/23/12	06/30/12
26	06/25/11	07/02/11	06/30/12	07/07/12
27	07/02/11	07/09/11	07/07/12	07/14/12
28	07/09/11	07/16/11	07/14/12	07/21/12
29	07/16/11	07/23/11	07/21/12	07/28/12
30	07/23/11	07/30/11	07/28/12	08/04/12
31	07/30/11	08/06/11	08/04/12	08/11/12
32	08/06/11	08/13/11	08/11/12	08/18/12
33	08/13/11	08/20/11	08/18/12	08/25/12
34	08/20/11	08/27/11	08/25/12	09/01/12
35	08/27/11	09/03/11	09/01/12	09/08/12
36	09/03/11	09/10/11	09/08/12	09/15/12
37	09/10/11	09/17/11	09/15/12	09/22/12
38	09/17/11	09/24/11	09/22/12	09/29/12
39	09/24/11	10/01/11	09/29/12	10/06/12
40	10/01/11	10/08/11	10/06/12	10/13/12
41	10/08/11	10/15/11	10/13/12	10/20/12
42	10/15/11	10/22/11	10/20/12	10/27/12
43	10/22/11	10/29/11	10/27/12	11/03/12
44	10/29/11	11/05/11	11/03/12	11/10/12
45	11/05/11	11/12/11	11/10/12	11/17/12
46	11/12/11	11/19/11	11/17/12	11/24/12
47	11/19/11	11/26/11	11/24/12	12/01/12
48	11/26/11	12/03/11	12/01/12	12/08/12
49	12/03/11	12/10/11	12/08/12	12/15/12
50	12/10/11	12/17/11	12/15/12	12/22/12
51	12/17/11	12/24/11	12/22/12	12/29/12
52	12/24/11	12/31/11	12/29/12	01/05/13
53	12/31/11	01/07/12		

General Manager's Corner

Fall is a great time for many outdoor activities here in sunny south Florida. We hope to assist all of our owners in finding exciting events and activities during their stay. We have added a new binder in every home which includes information on Ventura and the local area. This will help keep you informed on everything fun going on in Boca Raton and the surrounding area. I would like to highlight a few of the activities that our owners have been enjoying this summer.

Morikami Museum and Japanese Gardens- provides authentic Japanese cultural experiences that entertain, educate, and inspire.

Lion Country Safari - Florida's only drive-through safari and walk-through amusement park offers a beautiful safari with over 900 animals. They have many animal displays and encounters, animal feeding experiences, 6 rides, water sprayground, food, shopping and more; you are sure to have a memorable experience at Lion Country Safari.

Everglades Holiday Park Fishing- offers some of the best large-mouth bass fishing in the world. They have individual boat rentals, as well as an all inclusive fishing experience, which includes a guided trip, fishing rods, and artificial bait.

Butterfly World- is the first park of its kind in the western hemisphere and the largest butterfly park in the world! Many years of research combined with careful planning and control have created the right conditions for thousands of butterflies to fly, court, feed and bask in the sunlight, as you walk among them and enter their world! Because most of these butterflies are bred at Butterfly World, you will also be able to witness their entire life cycle and marvel at unusual caterpillars and pupae.

Many of our owners have experienced these fun activities this year and have given us wonderful reviews. We invite you to share in their excitement and check them out for yourself.

As always, we continue our on-site activities including: Monday morning coffee and donuts, Tuesday ice cream floats, Thursday popcorn and comment cards, Friday Bingo and hotdog cookout, basketball, games, movies and puzzles. We love to see all of the owner participation for these events; please let us know if you have any feedback and remember to fill out your comment cards. We look forward to seeing everyone coming down this season.

Best Regards, Jay Norton, General Manager

DEFENDER REALTY'S RESALE CORNER...

The other day I was on a plane leaving Florida and heading back to Myrtle Beach, and I was sitting next to a gentleman that told me a story that I wanted to share.

"I need a raise," the secretary said to her boss. "There are three other companies after me." "Is that so?" asked her boss. "What other companies are after you?" "The electric company, the phone company, and the gas company, she replied."

In the next few weeks, we will be offering the owners at Ventura, their family and friends a great opportunity. That opportunity is called a Bidding Frenzy at Ventura at Boca Raton. You will receive a list of deeded association owned inventory of weeks/townhomes for sale. You can place a bid on a week/townhome that you are interested in, and if you are the highest bidder, you will win that week/townhome. It is a great opportunity to acquire that second, third or fourth week at a very reasonable price. So stay tuned and keep watching your mail for The Bidding Frenzy.

Help us to help you and your association by referring your family and friends to us for ownership at Ventura. The more owners paying the maintenance fees each year, the lower the maintenance fee will be. Contact Jack Hahn at (561) 376-6985 and save money.

We hope you had a great summer and are looking forward to cooler weather.

Frank Baker
Defender Realty, Inc.
(843) 497-6431
fbaker@defenderresorts.com



Some Things You Should Know

Board of Directors:
President –
 Herbert Schechter
Vice President –
 Brian Bowcock

Secretary –
 Geri Lutzker
Treasurer –
 Paul Sittard
Director –
 John Winter

Minutes, Financial Reports, Audits and/or Rules & Regulations

are available upon request.

Please make your request via email to:

Ventura at Boca Raton at: info@defenderresorts.com

Your Ventura Staff:

Regional Director of Operations
 Pamela Cordell
General Manager
 Jay Norton
Guest Services Rep
 Kathy Garcia
Maintenance Supervisor
 Michael Panza
Housekeeping Supervisor
 Monica Vidal



Upcoming Meetings

Board Meeting, Annual, and Organizational Meetings: Sunday, November 13, 2011 in Boca.

All Board meetings will be telephonic, at 7:00 p.m. EST, with the exception of the November Annual Meeting.

URGENT: OWNER ALERT

OWNER BE AWARE of unscrupulous companies that make offers to sell or otherwise take possession of your deeded week interval for a fee. During the past few years while our Country has been in recession, numerous "suspect" Transfer Companies have mushroomed whereby offering owners, for a fee (which in many cases is several thousands of dollars), the opportunity to sell or transfer their ownership.

PLEASE DON'T LET THIS HAPPEN TO YOU.

CALL Ventura at 561.392.0375 BEFORE ACTING ON ANY OFFER.

Annual Meeting Information

The Annual Meeting of the Homeowners of Ventura at Boca Raton is scheduled for Sunday, November 13th. Formal notice will be mailed in October.

The purpose of this meeting is to elect the directors and to transact any other business authorized by the members. This meeting gives you, as an owner, an opportunity to meet the Board of Directors, have interaction with other owners and to make a difference by sharing your interests and concerns for Ventura.

The Board of Directors encourage you to make plans to attend this meeting.



Housekeeping and Maintenance



While staying at the property, please be sure to provide any housekeeping or maintenance concerns to the Office Staff so they can generate a work order. Remember, "if we don't know about them, we can't fix them."