

The Board is committed to continuing to increase the value of ownership by improving the property, keeping maintenance fees low and avoiding special assessments.

I direct your attention to the **Owner Alert** (page 4) article about the companies who scam timeshare owners. Our Association has been a victim where Owners have transferred ownership to one of these “suspect” companies who then do not pay the maintenance fees. We are forced to spend money on legal action and ultimately must foreclose on the deed. This has cost us all. Please do not fall prey to these scam artists, and warn your friends.

If you have any questions about your Ventura ownership or using your home, please contact our office.

I welcome your comments and suggestions. You can reach me at:
H.Schechter@MPMGLLC.com

We can take pride in being the “Best Timeshare Value in America”

Herb Schechter, President



Non-Judicial Foreclosures for Ventura Weeks?

While we make every effort to avoid foreclosures, we must protect all of the owners’ interests by maintaining the revenue flow from as many weeks as possible.

In the past, weeks to be foreclosed were turned over to attorneys for a process which often took years to conclude through the courts! Within the past year, Florida adopted the “Non-Judicial Foreclosure Process” as an alternative.

To be able to utilize the process, the Ventura Condominium Association by-laws must be amended, which requires the owners to vote. This process is expected to reduce both our costs and the time involved to complete a foreclosure.

Even if the owners approve the amendment to the by-laws, every individual owner subject to foreclosure will retain the right to a court process if they choose.

More information will be provided in the Notice of Annual Meeting, sent later this year. This will be a question on the proxy which will require your response. We will need full owner participation, so please be on the lookout for this later this year.



CHANGE IN PROPERTY TAX BILLING

Included in this quarterly billing, you will notice that your Annual Property Taxes have been included. These were previously billed separately, in October of each year.

In an effort to reduce costs to the Association (postage and processing), and also so that we can receive payments early enough to be able to take advantage of the full discount offered by the County, we have changed this billing to now include it with the Third Quarter Maintenance Fee billing.

If you should have any questions, please do not hesitate to contact the Ventura office at 561.392.0375.



General Manager’s Corner

Summer time is here! We have had much participation throughout the first half of the year for our onsite activities: Basketball, Monday morning coffee and donuts, Tuesday’s Ice cream floats, Thursday popcorn and comment cards, Friday Bingo and Hotdog cookout. We hope to see this continue through summer and would also like to inform you of some of the offsite activities we can help organize for you this year. As always, there are many golf courses which offer discounted rates to owners of Ventura. If you are interested in golfing, please let us know at the front desk, and we can help to set you up with these courses. We can also help to setup several tours for you around the area: The **Miami Seaquarium Adventure** (swim with the dolphins), **Gumbo Limbo Nature Center** (20 acre coastal preserve including sea turtles, sharks and other animals swimming in seawater tanks.) Take a stroll through the butterfly garden, walk through the hardwood hammock along a boardwalk and climb a 40

foot tower for a spectacular panoramic view. Visit the Sea Turtle Rehabilitation Center to learn about the sea turtle patients being cared for there. **Sugar Sand Park** (Great for the kids! Multi level wooden play structures, carousel, and science park) **Red Reef Park** (snorkeling) and many others including massage and day spas. We have introduced a new area information book in all vacation homes which provides details for many restaurants and activities in the area.

The City of Boca Raton also has annual festivals throughout the year, so be sure to check with us at the front desk to find out what we have to offer during your stay!

It has been a pleasure to meet many owners over this past year, and I look forward to seeing some familiar faces again, and new ones alike! We do appreciate all of the wonderful comments we have received on improvements made at Ventura; please be sure to continue to fill out comment cards, and let us know of things you would like to see in the future!

Best Regards,
Jay Norton



DID YOU KNOW???

** ...that Ventura owners are entitled to receive an owner's discount on any rental reservation booked through the Front Office? Be sure to advise the staff that you are an owner and upon verification, you will be entitled to a 15%

discount off the regular rental rates.

**... that you can extend your vacation stay at Ventura by booking available rental inventory? Sometimes a week just isn't enough time to enjoy all of the fun & sun that Boca has to offer, so be sure to inquire about extending your stay by a few days or just add another week! Also, last minute discounts are sometimes available, in addition to owner discounts.

**...that we can list your week(s) for rent for you? Defender Resorts offers a rental program to Ventura owners to act as their rental agent. Sometimes all of the websites that are out there are not so easy to navigate, or you just might not have the time to monitor a listing. Who better to rent your week than the people that are there every day and know the most about the property? Full details can be found on the "Owners Information" tab, located on the www.venturaatboca.com website or just call the office at 561.392.0375.

**...that we post rental specials on the www.venturaatboca.com website? Check it out frequently as it changes often. Mention this newsletter article (code 3Q11) to receive a 10% discount off of regular rental rates. This discount can also be extended to friends and family members.



Defender Realty's Resale Corner



In most cases, when an owner refers a family member or friend to Defender, they become owners. Owner referrals help to keep the maintenance fees down. Your maintenance fee at Ventura for the townhomes is very reasonable. You can help keep the costs down by referring family and friends.

Defender Realty introduced a new Owner Referral Program at Ventura. It is called "**Let The Pyramid Pay Your Maintenance Fee**". You can become a Platinum, Gold, Silver or Bronze partner and earn large sums of **CASH** for those referrals. Call Jack Hahn at **(561) 376-6985** for details and your Pyramid brochure. These days it is amazing why someone would want to tour a developer resort, pay very inflated prices, get beat on for six hours, receive a cheap gift, when they could purchase on the resale market at Ventura. Ventura trades just as well through exchange companies as most new developer resorts and ownership costs a lot less. We have a week **25** in a two bedroom that has come back into the Association's name through foreclosure, and we are offering this week at an incredible price of only **\$2,995**. The majority of the money from the sale of an Association week goes to the Association. So, when you or your family

purchases an Association week, it helps all of the owners at Ventura. Contact Jack at (561) 376-6985 for a no hassle complete details of other available discounted weeks he is offering at Ventura on the resale market.

Have a great summer, and we look forward to seeing you at the resort.

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



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.

BEFORE YOU ACT on an offer, please call your resort and discuss the proposed transaction as there may be alternatives that can be reviewed that will not carry the inherent risk associated with dealing with unknown Companies. Your Board and Management care and have recently witnessed an increase in owners having been taken

advantage of through illegitimate companies posing to transfer/sell their ownership for a large fee, but without finalizing the transfer. This has resulted in some owners having been **defrauded** of their money along with still having their legal obligation to the Association for both current and future maintenance fees.

PLEASE DON'T LET THIS HAPPEN TO YOU.

CALL Ventura at 561.392.0375 BEFORE ACTING ON ANY OFFER.



Upcoming Meetings



Board Meeting - August 02, 2011 (Tuesday)

Board Meeting, Annual, and Organizational - Nov. 13, 2011 (Sunday)

All meetings will be telephonic, at 7:00 p.m. EST, with the exception of the November meeting which will be in Boca.



NEWS FROM OWNER SERVICES

PAYING MAINTENANCE FEES

By Check

- 1) Mail your check with the billing stub in the envelope addressed to Charlotte, NC, to the BB&T Lockbox processing center. BB&T will only process one check with one billing stub – any other payment is not processed and will be sent to Myrtle Beach for processing and deposit.
- 2) Mail your check to the Ventura office address. Make the check payable to Ventura Condo Association and note your account number or unit/week.
- 3) Mail your check to Defender Resorts, P.O. Box 3849, Myrtle Beach, SC 29578-3849. Make the check payable to Ventura Condo Association and note your account number or unit/week.
- 4) Go online to your bank and have them process an “online bill payment”. Make sure that these payments are NOT sent to Charlotte, NC in the envelope provided because they will not process this check without a billing stub. Please give the Ventura office or Defender Resorts’ address to your bank for mailing.

By Credit Card (an additional convenience fee will be charged)

- 1) Go to the Ventura website and pay online with Visa, MasterCard or Discover.
- 2) Call the Ventura office and pay over the telephone with Visa, MasterCard or Discover.