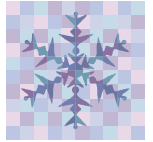


# The Boca Beacon

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.*

**Winter 2011**

## A Message from Board Member, Paul Sittard

Dear Fellow Owners,  
 Normally, our President Herb Schechter writes this column, but in the spirit of variety, he has asked me to write to you this quarter. You will be reading this in January; however, I am actually writing this on November 13<sup>th</sup>, a few months earlier. I have just concluded two days of meetings with my fellow Board members, and I thought I would give you some insight about these two days, the governance of the Association, and some of the Ventura Condo Association's business we discussed.

As an introduction, I have served on the Board for about a year and a half and presently serve as Treasurer of the Association. I have been an owner since 2000 but have been visiting the property each year since 1995. My wife, Joan, has been visiting the property since the early 80's, as her parents were owners as well.

We all (the Board members along with the Defender management team) arrived in Florida on Friday evening, November 11<sup>th</sup>, and had our first meeting Saturday morning, the 12<sup>th</sup>, starting at 9:30 AM. Our President, Herb, opened the meeting with some general discussion; then, we spent the next 2 hours doing a detailed walk-through of the property escorted by our Manager, Jay Norton, and Mike, Ventura's Head of Maintenance. This walk-through is very detailed orientated, as each of the Board members looks for physical plant issues and areas of improvement. At the conclusion of the property walk-through, we all met and discussed our findings, and Property Manager, Jay Norton, reviewed his action item list. We concluded our meeting about 1:30 PM, and resumed meeting later in the day for a working dinner.

On Sunday, we started our meeting at 9:00 AM and conducted our quarterly Board business meeting. The session began with the usual acceptance of the minutes; and then, we conducted the annual performance review of our management company, Defender Resorts. I won't go into all the details of the review other than to tell you that the Board is pleased with the overall management of the property and the oversight of our property and assets. We think that Defender has added value over the two years they have been our management company. We also discussed our expectations of Defender for the coming year and beyond. We then went on to review the YTD financial statements, heard the Defender management Operations Report, and discussed many of our ongoing projects and priorities. The meeting was adjourned at noon.

The Annual Meeting of the Association owners began at 1:30 PM Sunday afternoon and opened with a general overview by Herb on the state of the Association. He then asked me to review the financial status of the Association. As you know, the Ventura Condominium Association is a non-profit organization, so we must take in what we need to run the property. The estimated revenue and expense of the property is \$921,346, and the revenue is generated by our annual assessment which is \$752.00 per year or \$188.00 per quarter per week owned. We also receive some income from rentals and the sale of Association owned weeks, which benefits all of us. The assessment is

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Visit your website at:  
[www.venturaatboca.com](http://www.venturaatboca.com)

Contact Defender Resorts, Inc. at:  
[www.defenderresorts.com](http://www.defenderresorts.com)

**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 address. Make the check payable to Ventura and note your account number or home/week number(s).
- 3) Mail your check to Defender Resorts, P.O. Box 3849, Myrtle Beach, SC 29578-3849. Make the check payable to Ventura and note your account number or home/week number(s).
- 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 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 Ventura and pay over the telephone with Visa, MasterCard or Discover.

**NEW!!!!**

**Sign up for Monthly Bank Draft (ACH)**

We have a new program for owners to pay their maintenance fees! To sign up for the monthly draft, fill out the enclosed form, attach a copy of a voided check, and return it to Defender Resorts. Please see the contact information on the bottom of the form. Your checking account will be drafted on the same day every month. As long as you stay in this program your account will be considered current for all current year member privileges.

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

**TRADE MY WEEKS**

"I can't use my week and I was wondering if I could trade for another time." This is a very familiar phone call received at the office. You now have a way to trade usage of your week with another owner. Ventura owners have been provided a service to trade weeks with other owners and to communicate with each other.

The website: <http://www.venturaatboca.com/swap-weeks>

is provided as a Bulletin Board where Ventura information can be posted between owners. Simply provide the information necessary to register and you will be emailed a temporary password, which can be changed at a later date.

This site is to be used to trade usage of weeks with another owner or share your fun Ventura vacation memories; this site is not to be used for personal classified postings, Ventura resale listings, or Ventura rental listings. Any postings that violate the terms of the site will be removed. If it is determined that the site is being used for purposes other than its intent, it will be shut down.

**THIS WEBSITE IS NOT SPONSORED BY OR THE RESPONSIBILITY OF DEFENDER RESORTS, INC. OR VENTURA CONDOMINIUM ASSOCIATION. THE CONTENT OF THE POSTINGS IS THE SOLE RESPONSIBILITY OF THE OWNERS OF VENTURA CONDOMINIUM ASSOCIATION.**

(continued from Page 1)

broken down into two parts: The operating expense, which is \$633.00 per year, is used to run the day-to-day operations of the property and the replacement reserve allocation, which is \$119 per year which is used to fund going upgrades and additions to the property outside of normal operations. This replacement reserve is used to fund things like replacement of air conditioners, the new TVs and TV stands and the wireless connectivity (WiFi) we installed last year. We have been replacing the tile in the bath and will be renovating the atriums in each of the homes. We have also purchased new sofas for the living rooms, which should be delivered by the time you read this. The federal government is requiring all commercial property to install lifts for handicap access to swimming pools, and we will be installing such a device during the first quarter. In addition to this device, we will be renovating the surfaces of the pool. Finally, we are just in the beginning of discussion on the replacement of other furniture in the homes, with the immediate priority being the living rooms. All these projects are funded through the replacement reserve.

**I am pleased to report that as a result of good fiscal management, the Board of the Association has been able to avoid an increase to our annual assessment; therefore, fees will remain at the same level in 2012 as they were in 2011. The Association is in good fiscal shape!**

During the annual meeting, we elect Board members. There were three positions up for election, and I am pleased to announce that Geri Lutzker, Herb Schechter, and I were re-elected for another term. On behalf of all of us, I thank the owners for their confidence and say we look forward to serving the Association for another term and continuing our efforts to improve our property.

Hopefully, this letter has provided you with a glimpse of the governance of your Association. As always, we are very interested in what you the owners might think. If you have any ideas, questions or concerns, you can certainly email me. Our President, Herb Schechter, is always available to speak with owners as well.

Enjoy your vacation week(s) at Ventura during 2012.

Paul Sittard, Treasurer of Ventura Condominium Association  
[psittard@comcast.net](mailto:psittard@comcast.net)

### **DEFENDER REALTY'S RESALE CORNER...**

RCI recently launched an addition to their weeks and points programs called RCI Platinum. This is a high-level membership unique to the industry. The Platinum membership offers a number of additional benefits. It offers "first look" exchange access, opportunity for automatic room upgrades, priority exchange access, automobile services, home services in your hometown, "front of the line" privileges and much more. Contact Jack Hahn at (561) 376-6985 for complete details on this exciting program.

These days it is amazing why someone would want to tour a developer resort, pay very inflated prices, get beat on for six hours and 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 thousands less. We have a couple of prime weeks in a two or three bedroom townhome through an owner or that has come back into the Association's name through foreclosure. We are offering those weeks at an incredible price, so call today. These weeks will be sold on a first come first serve basis. Contact Jack Hahn at **(561) 376-6985** for complete details on these weeks.

Have a great upcoming holiday season and we look forward to seeing you at the resort.

Frank Baker  
Defender Resorts, Inc.  
(843) 497-6431  
[fbaker@defenderresorts.com](mailto:fbaker@defenderresorts.com)



## General Manager's Corner

Winter time is here! There is no better place to enjoy a nice relaxing vacation and escape the cold season than sunny South Florida. As many owners know, this is a busy time of year here in Boca Raton, and we would like to highlight some entertaining activities to help you enjoy your stay with us.

**Museum of Art Boca-** Even if you've visited the Museum of Art in Boca before, this is defiantly one you should see again. They offer much more than just their permanent collection. Exhibits at this museum are constantly changing, including many famous pieces of art and large sculptures. They also have weekly events including film screenings and art lectures. The museum of art is located in Mizner Park, which is only a few blocks from Ventura; Mizner Park also includes shopping and several wonderful restaurants for lunch and dinner.

**Palm Beach Zoo –** We would like to remind our winter owners that the Palm Beach Zoo is open year round! Many families staying at Ventura have been visiting the Palm Beach Zoo throughout 2011. The Zoo houses over 1,400 animals within 23 acres of lush tropical habitat. Its mission is to provide an open-air classroom of living creatures to foster awareness, appreciation and respect for the natural world. In addition to exciting animals from all over the world living in natural habitats, the zoo features a colorful carousel, an interactive water play fountain, a full service restaurant, and daily performances. They offer discounted rates for children, and toddlers are free.

**Lynn University-** Lynn University is located less than fifteen minutes away from Ventura in Boca Raton. They have a full schedule of performances in theater and music throughout 2011 and 2012. The Lynn Philharmonia is one example of a wonderful showcase featuring many talented musicians. We can provide you with a full schedule of events at Lynn University, and we encourage you not to miss out on this hidden gem during your stay.

**Airplane and Helicopter Tours –** Take to the air and see South Florida like never before! Several companies offer airplane and helicopter tours in our area; many of our guests have experienced mesmerizing and beautiful guided tours with "Air & Sea Charters" who offer great rates and detailed information of the area. This is a memorable and exciting experience not soon to be forgotten!

We encourage you to stop by the front desk for detailed information on all of the exciting activities mentioned, as well as anything you may be interested in. We look forward to helping you get the most out of your stay and enjoying all of the great things Boca Raton has to offer.

Regards,  
Jay Norton, General Manager



### Upcoming Meetings

March 6, 2012  
Board Meeting  
Teleconference

May 2, 2012  
Board Meeting  
Teleconference

August 14, 2012  
Board Meeting  
Teleconference

November 10 & 11, 2012  
Board and Annual  
Meetings at Ventura

**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](mailto:info@defenderresorts.com)*

**Board of Directors:**  
**President –**  
**Herbert Schechter**  
**Vice President –**  
**Brian Bowcock**  
**Secretary –**  
**Geri Lutzker**  
**Treasurer –**  
**Paul Sittard**  
**Director –**  
**John Winter**

**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

### FREQUENTLY ASKED QUESTIONS

Many of your questions about your timeshare week can be answered by visiting the Defender Resorts website at [www.defenderresorts.com](http://www.defenderresorts.com) and clicking on FAQ's on the Home Page.



### **Find us on Facebook!**

Ventura continues to move into the modern era, and to that extent, we now have a facebook page! In order to get to The Ventura facebook page go to: [www.defenderresorts.com](http://www.defenderresorts.com) Scroll to the bottom of the page, and click on the facebook icon. A drop down list will show Ventura. Click on the name and you will be forwarded to the Ventura page. Make sure to "like" the page. Then feel free to share your fun vacation memories and pictures.