



Sanibel Moorings Board of Directors Meeting of April 12, 2019

President Jim Fox called the April 12, 2019 meeting of the SM Board of Directors to order at 9:00 AM.

In attendance: Jim Fox, Mark Lorenger, Bill Hallberg, Dick Arnould, Arch Smith, Mike Fereday and Kari Cordisco. Elizabeth Kirk was absent.

Motion: ML/AS to approve the agenda as presented. **Passed.**

Approval of Minutes of Jan 18, 2018 Board of Director's Meeting. Motion: ML/MF to approve the minutes as modified. **Passed.**

Comments by Owners in Attendance: Jeff Lemma, building 12, was in attendance.

Unfinished Business:

Permits for Unit Renovations: Chris Boring is taking his test for the GC license on May 10. For 2019, we have 5 full renovations scheduled and several kitchens and bathrooms. Totally, there are 16 major renovations in the works. **[Item Held Open]**

Ad Hoc Search Committee for Board Vacancies: AS wrote about board of director opportunities that was in Jan/Feb newsletter. **[Item Closed]**.

Owner Privileges: Owners have several privileges such as free movies and laundry tokens. KC has talked with our attorney, Chris Schields (CS), about who should be granted those privileges at free or reduced costs. "Who" might include specific owners, owner's kids, and maybe their grand-kids. CS suggested that we might set a specific number of individuals per unit for allowed owner privileges. KC will work with CS and develop a concept for discussion at the September meeting for possible presentation at the Annual Owners' Meeting. **[Item Open]**.

SM History: As the Moorings gets older and original owners numbers decline, we feel that it's important that as much history as possible be captured and disseminated to current owners. AS will work with Tom Ware, other original owners, and other long-term owners on a committee to develop annual owner meeting presentations leading to our 50th anniversary. **[Item Open]**.

Discussion Regarding Non-Rentals Units: KC will be working with CS to develop a specific proposal to be discussed in September on the management of non-rental units including SM services available, use and scheduling of outside vendors, and fees charged. **[Item Open]**.

Capital and Long Range Planning:

- Buildings 3 and 10 have been blocked out in September for roof replacement.
- Ground lighting. Replacement ground lighting will be installed starting the first week of May.
- Pool heaters. Dock side heaters will be installed the first week in May. We will no longer need propane for the dock side pool.
- Landscaping projects will probably be done in conjunction with the walkovers.
- Beach Walkovers. KC has found many of the details, specs, and requirements that the project entails but there are still many details to be worked out. **Motion: AC/DA** That we delay the beach walkover project and plan for construction in 2020. **Passed.**

[Item Held Open]

Red Tide Update: So far this season, we have been unaffected by Red Tide but need to be vigilant as business conditions may change. **[Item Open.]**

New Business:

2019 Annual Owners' Dinner, Tom Ware. TW reported that he and KC have made a lot of plans for our dinner on the lawn again. There will be a nice menu with 3 meat items and some subtle background music. Owner will be charged \$40 per person and guest will be \$100. Staff and invited vendors will not be charged. For 2020, TW is thinking about a local restaurant and for 2021, another boat / dinner cruise. **[Item Open].**

Home Owners' Flood Insurance. SM flood insurance covers the buildings to include cabinets. Individuals are responsible for contents. As such, individuals might consider self-insuring their unit for flooding, especially if their mortgage owner will permit it. **[Item Closed]**

Date changes for 2020 BOD Meetings: The January meeting date has been changed to Jan 24, 2020. Other dates remain as scheduled.

Report of the General Manager:

Rental Expense Recovery Comparison Report: Reviewed.

Rental Occupancy Comparison Report: Reviewed.

Comment Card Analysis: Reviewed.

Report on Financial Performance: Revenue was down in Jan due to cancellations of some long-term renters because of health issues.

Office, Grounds and Maintenance: Candy Thompson has joined us as the new Assistant Manager.

Report on Insurance: Both Flood and Property insurance renewed in February with a reduction in premiums.

Travelers Insurance: KC is looking at the idea of offering Traveler's Insurance that guests could purchase.

Motion to Adjourn, ML. The meeting was adjourned at 1:30 PM.

Respectfully submitted,

Bill Hallberg, Secretary