



Sanibel Moorings Board of Directors Meeting of
September 20, 2019 - Revised

President Jim Fox called the September 20, 2019 meeting of the SM Board of Directors to order at 9:00 AM.

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

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

Approval of Minutes of April 12, 2019 Board of Director's Meeting. Motion: DA/AS to approve the minutes. **Passed.**

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

Review and Approval of 2019/2020 Budget:

Motion: DA/BH To lower the Expense Recovery fee from 26% to 25% and raise the condo fee by \$25 per month. **Passed.**

Motion: DA/AS On the proposed Capital Expense Budget to change the WiFi and phone line upgrade to \$145,000. **Passed.**

Motion: DA/AS To approve the proposed 2019/2020 budget as modified. **Passed.**

Unfinished Business:

Permits for Unit Renovations: Chris Boring has passed his general contractor license. In 2019, we have 23 unit renovations underway. **[Item Closed]**

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 2022 and our 50th anniversary. AS and BH will work on a presentation for the 2019 owner's meeting. **[Item Open].**

Owner Privileges: EK and KC are working on defining who will be defined as an owner for this purpose along with the association attorney. **[Item Open].**

Discussion Regarding an updated Rental Program Agreement: KC presented an updated Rental Program Agreement for board members to review for discussion in November. **[Item Open].**

Guidelines for owners who do not participate in the SMCA Rental Program. KC along presented a guideline sheet for non-rental units. Board members are requested to review those documents and submit recommendations to KC and EK for review and discussion at the November meeting. **[Item Open].**

Capital and Long-Range Planning – 2019-2020:

- Building 11 has had its roof replaced and buildings 3 and 10 roof's will be completed by the end of September.
- Ground lighting. Ground lighting has been completed and KC has purchased extra replacement lights.
- Pool heaters. A dock side heater has been installed and KC reports that it is working very well. The geothermal pool heater for the gulf side pool will be more expensive because we will need to drill a well.
- Landscaping projects. There has been a lot accomplished, including a program for dune restoration. The irrigation system maintenance should be done by Sep 21.
- Beach Walkovers. KC has been working with the city for project approval and has detailed drawings in progress. The 3 walkovers will be replaced one at a time to avoid blocking off the beach.
- WiFi and phone line upgrades. We will place both phone and WiFi wires in conduit from the office to all buildings to enable us to effectively upgrade both systems.

[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.]**

2019 Annual Owners' Dinner: Plans are well under way for dinner on the Moorings lawn. **[Item Closed].**

New Business:

2020 Summer Rates: KC proposed an overall daily 2% rate increase on specific unit types and no increases for weekly rates. **Motion: DA/AS** to have 2020 summer rates as presented. **Passed.**

Report of the General Manager:

Rental Expense Recovery Comparison Report: Reviewed.

Rental Occupancy Comparison Report: Reviewed.

Comment Card Analysis: Reviewed.

Report on Financial Performance: Reviewed.

Office, Grounds and Maintenance: SM has been awarded the CGSP (Guest Service Certified Award) as our front office personnel have passed a certification test for customer service. Congratulations.

Report on Insurance: We have renewed health care insurance with a slight increase in cost but better coverage.

Update on Unit Surveys: Only units in potential trouble will be surveyed this year.

Motion to Adjourn, DA. The meeting was adjourned at 2:05 P.M.

Respectfully submitted,

Bill Hallberg, Secretary