



## Sanibel Moorings Board of Directors Meeting of

November 8, 2019

President Jim Fox called the November 8, 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, Mark Lorenger, Mike Fereday, Kari Cordisco and Candy Thompson were present.

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

**Waiving of the audit:** The new Florida Statute allows for our association to waive a full financial audit every year with the vote of the membership. At the January 18, 2019 meeting, the Board unanimously approved to have a full financial audit consistent with the previous Florida Statute which required a full audit every four years (the association could waive for up to three years if the membership voted to do so.) However, the wording in the written motion on January 18, 2019 was incorrect. Motion: DA/MF to correct the previous decision and approve a full audit every four years. **Passed. Next audit will be for year ending Sep 30, 2020** to stay on the previous schedule.

**Election Inspectors:** Tom and Judy Ware will be the election inspectors for the Board of Director election. MF will be the board member also in attendance.

**Approval of Minutes of September 20, 2019 Board of Director's Meeting. Motion: DA/EK** to approve the minutes as modified. **Passed.**

**Comments by Owners in Attendance:** Jeff Lemma (1221) and Bill Kirk, (611) were in attendance. Jeff asked about modifying our beach umbrella and chair setup procedure and KC said that there is a new procedure in place for staff to move the chairs and umbrellas to the beach at 9:30. The previous day's usage, current weather, and occupancy levels will be used to determine how much to move.

### **Unfinished Business:**

**General Rental Program Operations:** KC indicated that there is a new company renting golf carts which is causing a problem. We do not have parking available nor the ability to charge them so SM is not allowing guests to rent the carts. KC conveyed this to the rental company.

**SM History:** AS reviewed his plans for the history presentation at the Owners' meeting. **[Item Closed].**

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

**Discussion Regarding an updated Rental Program Agreement:** Board members were requested to review the new rental agreement document and submit recommendations to KC and EK right away for review and discussion at the January meeting. **[Item Open].**

**Capital and Long-Range Planning Update: 2019-2020:**

- All of the roofs have been replaced.
- Ground lighting. Ground lighting has been mostly completed.
- Landscaping projects. The dune restoration program is working well and the city is pleased.
- The irrigation system maintenance is largely completed.
- We're having lots of grass issues and have quite a bit of sod coming.
- Beach Walkovers. KC has been working with the city for project approval and has detailed plans in progress that will be submitted to the city the week of Nov 11. Hopefully, we will be able to start the replacement of the walkovers soon as we cannot work on them during turtle season. It should only take a couple of weeks per walk over.
- WiFi and phone line upgrades. All of the conduit has been completed and we're pulling wire through now. We should see WiFi improvement soon but updating the phone system in the units will take longer.
- The tennis court will be resurfaced in December with SM Blue colors.
- Breezeways. KC has found a new product called Neogaurd that might be the answer for maintaining the breezeway floors. It should last 10 years and is repairable. The cost could be around \$5,333 per building.

**Red Tide Update:** There has been an increase in Red Tide from Marco Island up to Sarasota and Tampa. We've not seen a massive fish kill and we've not had many cancellations but have had some concerned guests. **[Item Open].**

**New Business:** None

**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:** KC is very pleased with operations.

**Report on Insurance:** Nothing to report

**Update on Unit Surveys:** Approximately 30 units in trouble or potential trouble will be surveyed this year.

**Motion to Adjourn, DA.** The meeting was adjourned at 12:00 P.M.

Respectfully submitted, Bill Hallberg, Secretary