



Sanibel Moorings Board of Directors Meeting of January 24, 2020 - Revised

President Jim Fox called the January 2, 2020 meeting of the SM Board of Directors to order at 9:00 AM.

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

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

Approval of Minutes of November 8, 2019 Board of Director's Meeting. Motion: DA/AS to approve the minutes as amended. **Passed.**

Approval of Minutes of November 9, 2019 Board of Director's Meeting. Motion: DA/AS to approve the minutes as amended. **Passed**

Approval of Minutes of November 9, 2019 Board of Directors's Meeting. Motion: DA/AS to approve the minutes. **Passed**

Comments by Owners in Attendance: Mike McDermott, unit 1042 was in attendance. He had no comments.

Unfinished Business:

General Rental Program Operations:

KC introduced a letter that has introduced an ordinance passed by the City of Sanibel requiring that all property owners who possess a rental dwelling to register the property with the city. The purpose is to get control and enforce regulation of rental codes within the city. The timeframe to register is March 31 which imposes quite a burden on owners to get this done by the deadline. The process is 3 steps:

1. Obtain a Business Tax Receipt from the city.
2. Complete a business Tax Application from Lee County.
3. Obtain a Sanibel Business Permit.

The cost for registering is \$100 plus \$35 for the Sanibel Permit.

KC will help owners as possible but it is the owners' responsibility to complete the process.

[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. KC spoke with our attorney who will be drawing up the Board Rule for the owner privileges. It is perfectly legal and fine to have each unit have three owners plus their spouse/significant other and their minor children as the individuals identified that will receive the owner privilege benefits. This will be the same for all owners, including corporations and trusts and should address all concerns and be very fair to the owners too. **[Item Open].**

Discussion Regarding an updated Rental Program Agreement:

A final rental agreement was reviewed. **Motion: DA/ML** to approve the new Rental Program Agreement pending a review and some rewrite by our attorney. Passed. **[Item Open]**.

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

- Tennis courts have been completed.
- Ground lighting. Ground lighting has been completed.
- The irrigation system maintenance is largely completed.
- Beach Walkovers. Benchmark is working on the drawings. It is the guess that we will not be able to start on the walkovers until the turtle season is over in November.
- WiFi and phone line upgrades. All of the conduit and cabling has been completed but there is still some uncovered conduit. We'll switch to fiber optic cable in February and there might be some interruption. We're looking for further upgrades in the future. For the phones, copper wiring is now throughout the property going to the closets but not the units yet.
- Breezeway Flooring. KC has found a new product called Neogaurd that might be the answer for maintaining the breezeway floors. When this product is put in, the building will be down for 3 full days. KC is waiting to beta test this with pricing, probably in June.
- Chris Boring is requesting that he be allowed to keep a trailer on property from August 15 to October 31. This will be permitted.

History and Projected Maintenance Schedule: Noted.

Red Tide Update: There is none now. **[Item Open]**.

New Business:

Rental rates. Motion: DA/MF To approve the Dec 20, 2020 – April 25, 2021 rates as recommended. **Passed.**

Report of the General Manager:

Rental Expense Recovery Comparison Report: Reviewed.

Rental Occupancy Comparison Report: Reviewed.

Comment Card Recap Analysis: There were more 1's and 2's than last year – but they are more spread out.

Report on Financial Performance: We are doing well.

Office, Grounds and Maintenance:

1. There are now 6 non-rental units.
2. We now have 2 canoes.
3. We will have our audit after the annual meeting in November/December.

Report on Insurance: Insurance will be renewed in February.

Update on Unit Surveys: 23 surveys (20% of units) will be finished soon.

Motion to Adjourn, DA. The meeting was adjourned at 1:15 P.M.

Respectfully submitted,

Bill Hallberg, Secretary