



Sanibel Moorings Board of Directors Meeting of April 17, 2020

President Jim Fox called the April 17, 2020 Zoom meeting of the SM Board of Directors to order at 10:00 A.M.

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

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

Approval of Minutes of January 24, 2020 Board of Director's Meeting. Motion: DA/AS to approve the minutes as amended. **Passed.**

Comments by Owners in Attendance: None attending.

Unfinished Business:

General Rental Program Operations:

KC updated us on the status of the 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 city is not holding to the original time frame as they are way behind in processing their paperwork. SM has 71 packages sent in and is waiting for more detail from 18 owners. 26 owners have not turned in their paperwork. 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. Discussion of this topic will be placed on the agenda for September. **[Item Open].**

Discussion Regarding an updated Rental Program Agreement:

The new Rental Program Agreement has been sent to all owners and to date, we have signed responses back from 85 owners. **[Item Open].**

Capital and Long-Range Planning Update: 2019-2020: All planned projects, about \$300K, have been put on hold. Those include:

- Beach Walkovers.
- WiFi and phone line upgrades. For the phones, copper wiring is now throughout the property going to the closets but not the units yet.
- Breezeway Flooring.

[Item Open].

Red Tide Update: There is no Red Tide now. [Item Closed].

COVID -19 Pandemic. The approval to apply for the Payroll Protection Plan (PPP) loan as part of the CARES Act was made over email after our April 1 Executive Meeting.

Motion: ML /DA I move to authorize and direct SMCA management to apply for the maximum amount of funding allowed under the Paycheck Protection Program (PPP) loan as part of the CARES Act. The loan should be initiated through Busey Bank, which is a Preferred SBA lender and current SMCA banking partner. The intention of this loan is to retain the SMCA staff during the COVID-19 pandemic. Proper procedures should be followed by management in order for the full loan amount to be forgiven. **Passed**

SM has been approved for \$158K and the money should be in our bank account momentarily. We have set up a new account to easily track the transactions of that money. Many thanks to Bonnie and KC for their tremendous effort to apply for the loan in a short period of time.

New Business: None

Report of the General Manager:

Rental Expense Recovery Comparison Report: Reviewed. Rental expense recovery and occupancy were excellent through February and projected revenue for March was projected to be above \$1M for the first time. The city has rental restrictions in place and is talking about extending them into May, possibly the end of the month. KC is indicating that future rentals are on pace and is hoping for a lot of pent up demand and a great season once restrictions are removed.

Rental Occupancy Comparison Report: Reviewed.

Comment Card Recap Analysis: Reviewed.

Report on Financial Performance: KC and staff have been looking for all possible ways to reduce expenses as we move forward. We do have our line of credit in place to be used as needed.

Office, Grounds and Maintenance: All personnel have been taking earned personal time off and will be back in the office next week. Everyone will be kept busy with cleaning, housekeeping, and maintenance. Maintenance includes painting, staining, cleaning 2nd floor windows, removing mold, and setting screws. The office is still getting lots of rental and cancellation questions and will be working on marketing.

Report on Insurance: There have been some insurance rate changes. This year, we financed our insurance at a great rate which helps our cash flow tremendously. This gives us a monthly payment rather than one lump sum payment.

Update on Unit Surveys: KC will be reviewing some of the lower rated surveys again and has been working with the owners of the 3 below standard units.

Motion: DA/ML to formally recognize the fine efforts of KC and staff in these difficult times. We have an exceptional staff that is instrumental in the success of SM. **Passed**

Motion to Adjourn, EK. The meeting was adjourned at 11:15 A.M.

Respectfully submitted,

Bill Hallberg, Secretary