



Sanibel Moorings Board of Directors Meeting of November 6, 2020

President Jim Fox called the November 6, 2020 meeting of the SM Board of Directors to order at 9:15 A.M.

In attendance: Jim Fox, Dick Arnould, Arch Smith, Mark Lorenger, and Kari Cordisco were on site while Bill Hallberg Mike Fereday and Elizabeth Kirk were in attendance via Zoom.

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

Approval of Minutes of September 18, 2020 Board of Director's Meeting. Motion: ML/AS to approve the minutes. **Passed.**

Comments by Owners in Attendance: None

Unfinished Business:

Discussion of General Rental Program Operations, Capital and Long Range Update:

- The walkways have been approved and are just waiting for us to proceed.
- The office roof is scheduled for June 2021.
- Our "backbone" is completed for phone, internet, and cable. We anticipate hooking up phone and Internet in January but need to address new equipment for the cable.
- We tested a new covering in the breezeway in building 9 that looks good and is not slippery. The cost is \$5750 per building but will need concrete work in some buildings at extra cost. It is expected to take 2 weeks to install.
- KC has found a soft, pretty poly bedspread that should be warm enough and is about ½ the budgeted cost. It is expected that they can be available in January.

Payroll Protection Plan (PPP) loan. We are in the process of getting our loan forgiven.
[Item Open]

COVID -19 Update:

- The tennis court is open with guests using their own equipment.
- The weekly beach walk has resumed.
- Garden tours will resume in December.
- Because of life jacket issues, kayak and paddle boards are not available.
- The laundry is closed for pickup but SM delivers towels to the units.
- There is no maid service.
- Maintenance is done only without guests in the unit.
- There is no limit in the pool areas but there is less furniture.

Annual Owner Meeting and Social: The owner meeting will be via Zoom and the social event will be a very informal event on the beach with BYOB, chair, and snacks.

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 Tabled Until January 2021].**

New Business:

Board Meeting Dates for 2022. January 21, April 15, September 16, November 11 and 12.

Indemnity Clause on the Rental Agreement: KC, EK, and our attorney, Chris Shields, talked and determined that the current indemnity clause is overly broad and needs to be reworked. Shields prepared a short Addendum to the Rental Program Agreement that more appropriately addresses the indemnification and release the Association should be seeking. Once approved by the board, we will send out a letter from JF indicating that KC will be sending out a new Addendum that will provide more protection to the owners and asking that the owners promptly sign and date the Addendum and return it to SM. **Motion: EK/AS** That we send a final one-page Addendum to the rental agreement to replace the existing indemnification clause to be approved by the board in January, 2021. **Passed.** **[Item Open.]**

Report of the General Manager:

Rental Expense Recovery Comparison Report: Reviewed. KC is now showing data based upon reservations on the books rather than based on a “forecast”. Rentals are very flexible and moving and guests are not planning as far out as in the past. KC is cautiously optimistic that the numbers will be good in January, February, and March.

Rental Occupancy Comparison Report: Reviewed. This report is also based upon booked reservations.

Comment Card Recap Analysis: Not reviewed.

Report on Financial Performance: KC and staff have been looking for possible ways to reduce expenses as we move forward. We have not used our line of credit.

Office, Grounds and Maintenance: We are currently working on the mold and mildew that is a result of the storms in the summer. Grace M. is back helping in the office part time.

Report on Insurance: Nothing to report.

Update on Unit Surveys: KC has been working with the owners of the 3 below standard units.

Motion to Adjourn, DA. The meeting was adjourned at 11:10 AM.

Respectfully submitted,

Bill Hallberg, Secretary