



## Sanibel Moorings Board of Directors Emergency Zoom Meeting of November 16, 2022

President Jim Fox called the Nov 16, 2022, zoom meeting of the SM Board of Directors to order at 3:30 PM.

**In attendance:** Jim Fox, Bill Hallberg, Dick Arnould, Arch Smith, Mark Lorenger, Mike Fereday, John Stahley, and Kari Cordisco. Charlie Lais was also present.

**Motion:** DA/ML To approve the minutes from the November 11 meeting. **Passed.**

### **GENERAL MANAGER Update and Overview:**

If we are to assess the owners, we need to provide a 14 day notice of the assessment. **Motion:** DA/ML that we levy owners with an emergency special assessment to cover direct losses due to damage caused by Hurricane Ian of \$2000 per unit with payment due in 60 days. Owners will apply for reimbursement with their insurance company. **Passed.** KC will send notification to owners that this will be voted on at the November 30, 2022, special meeting of the Board of Directors.

### **COMMUNICATIONS**

- Upcoming Owners' Zoom Meeting 11/30/22 at 5:30 P.M.
- Daily communications are excellent (Arch)
- Employee Fund Status Update (Dick). DA wants to start a Holiday XMAS Fund for employees. AS will provide a writeup for the owners' update.

### **INSURANCE COVERAGES - ASSOCIATION/OWNERS DETAILED OVERVIEW**

- Adjuster Updates, both Association and Owner Status. KC is seeing adjusters almost daily.
- Initial Insurance payment \$1.3M
- Public Adjuster (should SMCA engage public adjuster's services?) Public adjusters are very expensive (10%). KC will handle.
- HO6 Owners Policy, \$2000 assessment letter/invoice, Owner's Zoom meeting 11/30/22
- Distribution and Accounting of individual owner's Insurance payouts against Association insurance payouts. Each owners units and equitable replacement value per their unit. Not all units will have same replacement costs.
- DA indicates that expansion of our line of credit has approval pending. Money is getting short.

### **PLANNING**

- Remediation status. Every 1st floor unit has been completely cleared as has the office and laundry. They are working on the dock side units 15 and 16. Ceilings are being taken out also.
- KC wants to fence off the dock side so we can effectively secure the area.
- Chris Boehring believes there is mold in the duct work that will need to be replaced. KC will review the hygienist's report. MF says all of the duct work will need to be replaced and CL stated that the hygienist report indicates the same.
- LCEC charges owners \$15.88 per month for open accounts, even if the power is not available. There is significant lead time if owners want to deactivate their service and then restart later. Plus, there is a significant cost to cancel and then restart.

- Outer entry door update. JF and KC talked with Chris Boehring about front doors. CB estimates that 65-70% of the doors need to be replaced. He is estimating 2 weeks to complete. KC would like to take this opportunity to put in a pin system for the front doors for use with our reservation system.
- KC would like to have the conference room and pool room be rebuilt soon.
- Bulk purchasing, negotiate deals with select vendors, appliances. MF contacted Ferguson in IA who has agreed to help us. We would be dealing with the Ferguson Headquarters in FL. Bill Smith Appliance cannot handle the volume with his other commitments.
- KC is hoping for more electrician information on Monday.
- Norris Furniture will try to come up with 2-3 options for furniture and furnishing for SM. They know Sanibel Moorings.

The next meeting is Nov 29 at 4:30 with the Special Meeting for owners on November 30 at 5:30 P.M.

**Motion to Adjourn, ML.** The meeting was adjourned at 4:20 P.M.

Respectfully submitted,

Bill Hallberg, Secretary