



## Sanibel Moorings Board of Directors Emergency Zoom Meeting of December 16, 2022 - Revised

President Jim Fox called the Dec 16, 2022, zoom meeting of the SM Board of Directors to order at 4:30 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.

**Motions:** DA/ML To approve the minutes from the November 29 meeting. **Passed.**

AS/ML To approve the minutes from the November 30, 2022, owners meeting. **Passed.**

### **GENERAL MANAGERS UPDATE AND OVERVIEW**

- Remediation/build back update - by building. Several 2<sup>nd</sup> floor units have some water damage while some had none. Building 11 has problems with the gables and there are some door jamb issues so we will need a structural engineer. Most of the second-floor units have received a moisture map.
- 3 beachfront units have asbestos issues and may need drywall replacement.
- Private appraisal update. We're working on it so we can start permitting.
- Electrical/water update
- Maintenance Shed update. KC is still working on this.
- 2nd floor units, mold/electrical/duct work update. KC will have a hygienist help determine whether we should replace or clean the ductwork. Phoenix can remove the ductwork which involves just the hall runs.
- Status of owners not paying monthly fees. We are 100% up to date.
- \$2000 assessment notification and invoicing update. Some owners have found that they need a loss assessment letter which KC is working on. Others have not had trouble processing the insurance.
- The property is looking much better now but the walkways are not in good shape.
  - All of the walkovers are gone and the pavers need repair. KC will be in contact with Gigi to take a look. This will be costly.
- Door locks will be here next week.

### **COMMUNICATIONS**

- Next board zoom meeting, 1/4/2023 4:30.
- Upcoming Owner's Zoom Meeting 1/16/2023 5:30 P.M.
- Quarterly Board Zoom Meeting 1/16/2023 at 9:00 A.M.
- Daily communications are excellent (Arch)
- Employee Fund Status Update (Dick). We have received around \$150K to date and KC reported that some of the money was gifted to housekeeping staff, also.

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

- We've received an insurance payment and also just received a check from Citizens.
- January 15 is a target for the remediation to be complete – but it's a stretch.

## **PLANNING**

- Interior restoration - Establish and ordering of long lead items i.e., outer doors, windows, sliders, HVAC, hot water heaters
- Plan for streamlining interior reconstruction, design, cabinets, appliances, choices etc.
- Bulk purchasing (where possible), negotiate deals with select vendors, appliances (Ferguson) furniture/mattress's (Norris) Projected timing and rollout to owners - January 2023.
- MF reports that Ferguson needs a dealer to work with – which is Mike's business. We will get Ferguson to open an account for us to get vendor pricing. This would include A/C's, hot water heaters, and appliances.
- ML is working with Norris and expects to have a package by January 16 for first floor units. We need pricing.
- For many reasons, we are looking at 1<sup>st</sup> floor units for now. If it does not place a burden on staff and Phoenix is done, there is a possibility that the bulk purchasing program can be expanded. JF and KC will work with Ferguson on second floor furnishings.
- Artistic Interiors is putting a remodeling packet together for the board for comments and observations. We still need pricing.
- Electrical panels are available for the office, conference room, and buildings 5, 7, and 12.
- KC is working on permitting and licensing which will determine when Benchmark and Artistic Interiors can start. KC is hoping work can start by Feb 1.

## **PROJECTED RE-OPENING 12-24 MONTHS?**

- Develop soft opening for 2nd floor units (only to owners to rent). For talking purposes only!
- July 1,2023 and full opening January 2024 for owners.

## **FINANCES - ON GOING COSTS/EXPENSES**

- Small bridge loan from FL. and two SBA loans are pending.
- Our line of credit has doubled.

The next meeting is Jan 4 at 4:30 with the Special Meeting for owners on January 16,2023 at 5:30 P.M.

**Motion to Adjourn, ML.** The meeting was adjourned at 5:45 P.M.

Respectfully submitted,

Bill Hallberg, Secretary