



Sanibel Moorings Board of Directors Emergency Zoom Meeting of January 16, 2023 - Revised

President Jim Fox called the Jan 16, 2023 zoom meeting of the SM Board of Directors to order at 4:00 PM.

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

Motions: DA/ML To approve the minutes from the Jan 4, 2023 meeting. **Passed** as modified.

GENERAL MANAGERS UPDATE AND OVERVIEW

- Remediation/build back update. Buildings 1, 5, 7, 13, and 14 should have the asbestos cleaned this week and Phoenix's work should be complete.
- Electrical. We have the breakers but not the boxes. It will take a week per building to fix the electricity. We'll start with the canal side so we can start renting as soon as possible to generate income.
- Plumbing. All second-floor units except 1, 5, 7, 11, 13 and 14 will have water running by the end of January. There may be plumbing charges on owners' statements for maintenance items.
- 2nd floor units, duct work update. The options are to replace, clean, or fog. The feeling was that we should fog for \$20/unit which should satisfy the hygienist's concerns.
- KC is moving ahead with the pergola style signs with Monument Signs.
- KC has asked the contractor to start moving ahead with the walkways.
- A mattresses have been placed on order as a sample.
- Flood zones are being updated.
- Chris Boring is getting estimates to get drywall back in the 50 second floor units. He has been given the go ahead to resume work on the units he was remodeling prior to the hurricane.
- Security will be gone when Phoenix leaves. KC thinks we will still need security and will pursue.
- Front doors will be here this week and will need to be installed, probably using in-house resources.

INSURANCE COVERAGES - ASSOCIATION/OWNERS DETAILED OVERVIEW

- Loss Assessment update. Insurance adjusters have been through all units and ½ of all loss assessments are in already.
- Insurance is due for renewal in February. Details are coming.

PLANNING

- Review of meetings with Ferguson, Artistic Interiors, and Norris Furniture. JF, KC, and Chris Boring met. There are good plans moving forward. We do need a different vendor for some of the plumbing materials which we should be able to get at the same price. Furniture should be available in the \$16 - \$22 K range per unit. The Artistic Interiors web site should be up this week while the Norris website should be available February 1.

PROJECTED RE-OPENING 12-24 MONTHS?

- If we let owners back in the units prior to renovation completion, we will need to have them sign waivers as this is a hard hat area with hazards everywhere.

FINANCES - ON GOING COSTS/EXPENSES

- Small bridge loan from FL. and two SBA loans. We have applied 3 times but cannot get answers.

The next meeting is Feb 8 at 4:00.

Motion to Adjourn, ML. The meeting was adjourned at 5:30 P.M.

Respectfully submitted,

Bill Hallberg, Secretary