



## Sanibel Moorings Board of Directors Emergency Zoom Meeting of January 4, 2023 - Revised

President Jim Fox called the Jan 4, 2023 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 Dec 16 meeting. **Passed.**

### GENERAL MANAGERS UPDATE AND OVERVIEW

- KC hopes to have Phoenix done with SM by Jan 21<sup>st</sup>. They are currently working on buildings 1,5,and 7 and will be moving to 12 and 13 soon. They'll be working with the units with asbestos that need dry wall replacement.
- Private appraisal update. We're working on it so we can start permitting.
- Electrical/water update. There is some electric in the conference room. Water will be turned on in the 2<sup>nd</sup> floor units. There is no internet.
- 2nd floor units, mold/electrical/duct work update. KC hoping for more info on electric soon. They are testing to see if 2<sup>nd</sup> floor units can have ductwork cleaned of it the ductwork needs to be replaced. We need pricing on ductwork.
- \$2000 assessment notification and invoicing update. Some owners have found that they need a loss assessment letter which KC is working on.
- The property is looking much better now but the walkways are not in good shape.
- Door locks will be here soon.
- JF and KC will be meeting with Ferguson for pricing on plumbing, appliances, and HVAC.

### COMMUNICATIONS

- Next board zoom meeting, 1/16/2023 4:00.
- Upcoming Owner's Town Hall (Zoom) Meeting 1/16/2023 5:30 P.M.
- Daily communications are excellent. AS will communicate the reasons and timing for our web site decisions to owners - that we are trying to quickly streamline rather than customize. There are benefits to our approach.
- Employee Fund Status Update (Dick). We have received around \$158K to date.

### INSURANCE COVERAGES - ASSOCIATION/OWNERS DETAILED OVERVIEW

#### PLANNING

- JF and KC will be meeting with Chris Boring on the website selection options.
- 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.
- KC has found some excellent pillowtop mattresses for \$799 for kings.

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

- Develop soft opening for 2nd floor units in July (only to owners to rent). For talking purposes only!
- We are hoping for second story units to open (asap) but need to be cautious about over committing .

**FINANCES - ON GOING COSTS/EXPENSES**

- We've received money from insurance carriers and from Citizens.
- We have no information yet about our SBA loan applications.
- We need new flood maps for each unit / building.
- Insurance reserves / assessment is in process.

The next meeting is Jan 16 at 4:00 with the Special Meeting for owners on January 16,2023 at 5:30 P.M.

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

Respectfully submitted,

Bill Hallberg, Secretary