



Sanibel Moorings Board of Directors Emergency Zoom Meeting of February 28, 2023

President Jim Fox called the February 28, 2023 zoom meeting of the SM Board of Directors to order at 4:00 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 Feb 8, 2023 meeting as modified.
Passed

GENERAL MANAGERS UPDATE AND OVERVIEW

- Electrical/water update. All electrical equipment is in and secured, waiting for installation. It will take weeks to complete installation.
- There are lots of questions about the dates and there are no answers yet – including soft reopening.
- Sanibel Owner Visits (how is this going?). To avoid interruption of staff and workers, we need to limit the owner visits to Friday, Saturday, and Sunday.

COMMUNICATIONS

- Upcoming Owner's Zoom Meeting 2/28/2023 5:00 P.M.

PROJECTED RE-OPENING 12-24 MONTHS?

- Targeted soft opening. We will need to set reopening dates later as more information is known.

FINANCES - ON GOING COSTS/EXPENSES

- We are closing the books for February today and the financial information will be available soon. We've been able to retain more than half of the advanced deposits and will honor quoted rates for the guests upcoming stays.
- We don't have pricing on replacement appliances yet.

The next meeting is Monday, Mar 13 at 4:00 P.M.

Motion to Adjourn, ML. The meeting was adjourned at 4:55 P.M.

Respectfully submitted,

Bill Hallberg, Secretary

Added information not included in this meeting that was discussed at the owners' zoom meeting following this meeting.

- Next to Sundial, we're the largest condo resort on Sanibel.
- We had a nice flag raising ceremony on February 19.
- The social media site that we are using is Facebook.
- All electrical gear is in and secured. It will take a long time to install it all and energize it. Adjustments need to be made since the gear does not fit in existing space.
- Plumbing. All plumbing is operational for all second floor units except buildings 1, 5, 7, and 11.
- We are close to a contract for the A/C work so we can install duct work for the 1st floor units.
- March 1 is the last date for the city to pick up debris. It's our responsibility after March 1.
- Permits have been submitted for buildings 13-16, 2, 3, 4, 6, 8, 9, and 10. We are waiting on the city. Permits have not been submitted yet for 1, 5, 7, 11, 12 and the office.
- We have a geo-thermal permit for the main pool which will save considerable money. We don't have an availability date yet.
- Front doors are on all 2nd floor units with new locks. 1st floor doors are being put in and outside owner closet locks are being changed.
- Windows and sliders have been ordered and should be in place in March. We will therefore have more security and be in a position to receive stuff.
- We'll be getting a new shed the 2nd week of March.
- We're starting 2nd floor restoration of drywall, some with internal personnel and some with contractors.
- Our generators are all gone saving \$116,000 per month. When humidity is low, units are opened. This is hopefully 4 times per week.
- Floor tiles and granite have been left in the units as it is not covered by insurance. We may have a fight with the insurance companies.
- Sliding doors. We'll work on fixing them so they all slide.
- We have 2.5 maintenance workers on staff, all very busy.
- We have 2.5 from grounds staff removing stumps, etc.
- Artistic Interiors should have their web site up next week.
- Mattresses. KC has found a good supplier with great costs. Info coming soon.
- FEMA? This is a regulation agency what works with flood issues – but they are not very helpful. We will need to rely on insurance more.

- Insurance was purchased on February 10. Flood insurance is up only 15%.
- We're expecting wind insurance to be up also.
- Have all mail sent to your home address, not Sanibel Moorings.
- If you want to make an appointment to visit Sanibel Moorings, contact Andi in the office.

Areas Not Covered By Insurance

Landscaping	Maintenance Inventory
Irrigation	Beach Chairs
Amerigas Tanks	Walk Overs
Cable TV Wiring	Furniture and Grills
Phone Fiber	Telephone system
Pavers	Golf carts
Lighting	Partial Coverage on other items
Signs	Maintenance Shed
Tennis Court	