



Sanibel Moorings Board of Directors Emergency Zoom Meeting of March 13, 2023

President Jim Fox called the March 13, 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 28,2023 meeting. **Passed**

GENERAL MANAGERS UPDATE AND OVERVIEW

- Electrical update. The meters are done in buildings 2-4.
- Wiring is done in the conference center and the dock laundry and bathroom.
- The sheds are not complete but are being used.
- The panels are in buildings 13-16 with the meters being put in soon.
- There are no dates for power yet.
- A contractor has been found for the duct work and work will be starting soon.
- 2nd floor front door locks are in and they are being installed on the first floor.
- Work is progressing on fixing the slider doors that are still there. Buildings 2-4 are complete with rollers, etc.
- Permits have been requested for buildings 1,5,7,and 11. All other building permits had been previously requested and have been received except for 12 and the office.

COMMUNICATIONS

- Upcoming Owner's Zoom Meeting 3/28/2023 at 5:00 P.M.
- Next board meeting April 11, 2023 at 4:00.

INSURANCE COVERAGE

- KC has talked with our attorney, Chris Shields, who is willing to help us get more insurance money. He will review our data for accuracy and the need for modification. **Motion:** AS/ML to hire Chris Shields to review our data for accuracy and look for additional information to modify our insurance payouts. **Passed.**

PLANNING

- KC introduced a layout for a new concept for our existing office building, relocating guest reception to the current conference room area. The concept is good but there is still some tweeking that needs to be done. We cannot make any additions to buildings and the only layout modifications we can make are vertical.
- KC is spending her time with infrastructure and has very little time to deal with individual issues. Her priorities are currently with issues like dry wall and AC, ect.

PROJECTED RE-OPENING.

- Once power has been restored, we can occupy the 2nd floor units with owners of record or other owners – but not non-owner rentals.
- Occupancy will be by zones, starting with building 12, then buildings 13-16, buildings 6-10, and then buildings 1-5, 7 and 11.

- Owners of record can stay in their own unit – but other owners will not have a unit choice except for the number of bedrooms.
- Nightly rates will be \$200 for a one bedroom unit, \$250 for a two bedroom, and \$300 for a three bedroom unit.
- 50% of the fees will go to the association with the other 50% going to the owner.
- Unit owners of record will have a minimum of 7 nights while all others may only stay 7 nights.
- Owners will need to sign a legal agreement waiving liability and understanding that there will be no amenities such as umbrellas, Wi-Fi, and cable TV. There will be working washers and dryers at the dock side laundry.
- We will be starting to take guest reservations for 2nd floor units for the summer season of 2024. We've already moved holder 2023 reservations starting in January 2024. For new rentals, rates will be definitely higher when we reopen.

The next meeting is Monday, April 11 at 4:00 P.M.

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

Respectfully submitted,

Bill Hallberg, Secretary