



## Sanibel Moorings Board of Directors Emergency Zoom Meeting of September 22, 2023

President Arch Smith called the September 22, 2023 zoom meeting of the SM Board of Directors to order at 10:00 AM.

**In attendance:** Arch Smith, Bill Hallberg, Mark Lorenger, Charlie Lais, Nadine Miller and Kari Cordisco. Mike Fereday and John Stahley were not in attendance.

**Motion:** CL/NM to approve the agenda. **Passed.**

**Motion:** NM/CL To approve the September 6, BOD Revised Minutes. **Passed.**

**Comments by owners in attendance:** None

**Comments by President Arch Smith:** AS opened the meeting with a few comments on the role of a Board of Directors of an organization such as SMCA. The Board responsibilities are two-fold: 1) Employ a talented General Manager who is dedicated, hard-working, and capable; and 2) Provide the resources (money and staff) to allow the General Manager to do the job. This means that the Board must make tough decisions, perhaps unpopular, to ensure the long-term stability of the Association. We do not have the option of “kicking the can down the road” but we must face reality. Further, we should not involve ourselves in the day-to-day operation of the Association, unless asked to do so by the General Manager. Our job is to set policy.

**Review and Approval of the 2023/2024 Budget:** KC provided an overview of the proposed budget assumptions and needs as we assume a return to normal operations in January 2024. Hurricane insurance reimbursements are not part of the operating budget and will be handled in a separate P&L. There are many unknowns for the upcoming fiscal year. **Overall**, there is a 46% increase to the monthly Condo Fees to Unit Owners in the proposed budget. Taxes and Insurance went up substantially. The reserve budget has three roofs that must be replaced for insurance reasons. To put the \$1 million back into our insurance reserve investment, \$137/unit/month was added to the reserve category, and we will transfer the money to our investment account monthly if approved. This is a 5-year plan to rebuild to pre-storm levels in the insurance reserve. She understands this is a big increase and that any assessment for any loan(s) will be on top of monthly condo fees, but it is crucial that we rebuild our insurance reserve investment. We also need a reserve to cover advanced deposits.

CL worked with KC in the budget preparation. **Motion:** ML/NM to approve the 2023-2024 budget as presented. **Passed.**

**KC** suggested that we could increase revenue and be fairer to all owners by not giving a discount to owners who rent other units. **Motion:** ML/NM That we cancel the discount given to owners who rent other units at SM for the next 12 months and review this program in conjunction with the next budget. **Passed.**

**Report of the General Manager:**

- We will need additional staffing once we start renting.
- We have 55 proxies for our FDA loan and need 62. Proxies are still coming in.
- KC is working on the details for the annual meeting.
- There are no delinquent payment to SM from owners.
- The Welcome Center and the dockside laundry will be 100% operational by September 30 and the “new” clubhouse is getting enclosed.
- Drywall has been delivered for Zone B.

**COMMUNICATIONS:**

- Upcoming meetings:
  - October 12, Owners’ zoom meeting 5:30 PM to approve the FDA loan.
  - October 12, Town Hall zoom meeting after the owners’ meeting.
  - November 10, board meeting.
  - November 11, owners’ annual meeting, 10:00 AM. Zoom.

**Motion to adjourn, NM.** The meeting was adjourned at 11:30 AM.

Respectfully submitted,

Bill Hallberg, Secretary