Sanibel Moorings Board of Directors
Meeting of November 10, 2023

President Arch Smith called the November 10, 2023 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 , Mike Fereday, John Stahley and Kari Cordisco.

Motion: CL/NM to approve the agenda**. Passed.**
Motion: ML/CL To approve the September 21, 2023 BOD Officer Election Minutes. **Passed.**
Motion: ML/CL To approve the September 21, 2023 Executive Session Minutes, **Passed.**
Motion: CL/MF To approve the September 22, 2023 Board Meeting Minutes, **Passed.**
Motion: NM/ML To approve the October 12, 2023 Special Membership Meeting Minutes, **Passed.**

Comments by owners in attendance: None

Unfinished Business

- Hurricane Ian Rebuilding progress update
  - KC has negotiated with the owners of units being used for free for this BOD meeting by providing free cleaning (value $310). Directors are being charged for extra nights.
  - KC has been in frequent contact with Sanibel officials. It is hard for them to retain staff and get new employees and vendors.
  - Traffic is horrible and will get worse.
  - Roofs are complete.
  - New railings are mostly in.
  - There are some termite issues that we have a program to control. We don't want to tent if we don't have to.
  - A/C is complete in zones A and B and is being worked on in Zone C.
  - Plumbers are gone.
  - Electricians have been good to work with.
  - Mattresses need to be ordered but we need cash to purchase them. They are hard to schedule.
  - It is predicted that the Sanibel real estate market will be flooded in January.
  - 5 units have been in arrears, but we are now down to one.
  - We have put in a claim for $15 million for flood insurance. This is based upon current estimates. Any insurance payouts belong to the association, not to owners.
  - Artistic Interiors is choosing a standard design for units. Custom designs are a problem.
- Finance Update
  - SM has only $37,000 in the checking account.
  - We are still waiting to receive the $25,000 FDA loan disbursement. Once that is received, we will file for the full funding and should receive the balance of $2 million by the end of the year.
  - Bussey Bank is not interested in loaning us more money and has put up roadblocks.
  - KC reached out to 2 local banks for temporary loans. **Motion: ML/MF** That we move forward with SanCap bank for a line of credit loan of $7 million**. Passed.**
  - Liquidation of our Bussey Bank loan. We have $2 million assets at Bussey with a line of credit of $1.1 million**. Motion: CL/ML** That we liquidate our Bussey Loan. **Passed.**

- **Future Expenses**
    - There are questions about when, the amount and what needs to be done. The sequential processes for units are:
        - Drywall
        - Dooring
        - Flooring
        - Cabinetry
        - Fixtures
        - Unit Inventory
    - Future contracts and estimates with a 15% contingency variance are $12,748,000 with $10.4M for units.
        - $750,000, clubhouse
        - $1.4 million, landscaping
        - $135,000, amenities
        - Artistic Interiors:
            - Zone A, $2,000,000
            - Zone B, $2,450,000
            - Zone C, $2,856,000
            - Zone D, $2926,000
        - **Motion: CL/NM** That we establish a new unit assessment for $30,000, payable in 3 installments of $10K, $10K, and $10K for Nov 30, Dec 31, and Jan 31 statements. **Passed unanimously by individual vote.** This will be voted on at the November 28 5:30 PM BOD meeting.
        - **Payback of the FDA Loan:** We have 12 months interest free for our FDA loan. Our attorney says that we should start collecting 12 monthly amounts to enable us to repay the interest free loan when we start needing to pay interest. **Motion: ML/NM** Starting with the December 2023 statement that we start collecting money for 12 months to enable us to repay the FDA loan when we need to start paying interest**. Passed.**

COMMUNICATIONS:

- Upcoming meetings:
    - November 28, BOD zoom meeting to vote on the assessment, 5:30 PM.
    - December 13, BOD zoom meeting 4:00 PM.
    - Jan 26 board meeting at SM, 9:00 AM.

New Business

- **2023 Annual Owners' Meeting.** The meeting will be held at the community center with the board present and owners attending via zoom.

Motion to adjourn, NM. The meeting was adjourned at 1:45 PM.

Respectfully submitted,

Bill Hallberg, Secretary