



Sanibel Moorings Board of Directors Meeting April 25, 2025

President Charlie Lais called the April 25 BOD meeting of the SM Board of Directors to order at 9:00 AM.

In attendance: Arch Smith, Bill Hallberg, Mark Lorenger, Charlie Lais, Mike Fereday via zoom, Nadine Miller, John Stahley and Kari Cordisco.

The agenda was approved.

Motion: ML/NM To approve the January 31 BOD minutes as modified. Passed.

Comments from owners in attendance. Two other owners were in attendance.

Unfinished Business:

- **Chris Boring from Artistic Interiors** was in attendance to update us.
 - Zone C is 100% in our control.
 - Except for unit 111, building 1 is about to be turned over.
 - Building 7 is 50% complete and then we will proceed with 11 followed by 5.
 - Delivery of furniture for building 7 should be possible in the next 30 days.
- **Jessica Harrison from Brown and Brown Insurance** presented two insurance options that we might have wanted to consider.
 - An optional parametric policy. Motion: ML/NM to decline this optional policy.
 - To move to a new category for insurance coverage that would save money but encompass much work for a July date. There would be a very time consuming effort that would result in a onetime \$10's of thousands in costs but give us potential savings of \$369K. KC will get more details of potential costs and the effort needed to be put in and the cost savings that we would recognize. This will be brought up at the September BOD Meeting.
 - Leslie Roberts is the new agent with B&B for our personal insurance. 239-274-1415. LesliRoberts@bbrown.com.
- **Landscape and Irrigation.** Work is progressing. KC can turn the water on and off from a phone. The foot wash stations along the paths will be installed in the next few weeks. The sod that was placed needs to grow a little more before it can be cut.
- **Clubhouse.** The Clubhouse is still in the design stage as we're losing some space in the laundry. We're looking at pricing 2 ways – with or without additional storage – but we are getting close on costs and a recommendation.
- **Expense and Cash Flow.** Payments to contractors and vendors are very current and most of the construction budget contracts for zones A, B, and C have been paid off.
- **Board Member Training.** This training must be completed by June 30 – or else.

New Business:

- **25th Annual Meeting and Dinner in November.** KC will coordinate the dinner that will be held on site with a caterer.
- **2nd Floor Unit Floor coverings.** Considering the effort needed to amend the by-laws and the 67% favorable vote required to pass them, we have more favorable areas to address now than changing the by-laws.

Report of the General Manager.

- Reservations and rentals are down but we hope to see a pick up soon.
- One unit is in foreclosure.
- Unit surveys. KC has been in contact with some 2nd floor owners about upgrades.
- There are currently several units for sale:
 - 3 one bedroom units
 - 8 two bedroom units
 - 1 three bedroom unit
- Town Hall Meeting. There will be a Town Hall meeting at 4:30 on Wednesday, June 4. Notice will be sent out prior to the meeting.

Motion to adjourn. The meeting was adjourned at 12:45 PM.

Respectfully submitted,

Bill Hallberg, Secretary