



March 2019

Vol. 25 No. 1

**Sanibel Moorings
Officers and Directors
2019 - 2020**

Jim Fox
President

Mark Lorenger
Vice President

Bill Hallberg
Secretary

Dick Arnould
Treasurer

Mike Fereday
Director

Arch Smith
Director

Elizabeth Kirk
Director

**Upcoming 2019 Board
Meetings**

Friday, April 12th
Friday, September 20th
Friday, November 8th
Saturday, November 9th

2019 Annual Meeting
Saturday, November 9th
Mark your calendar!

From the President...

Jim Fox

Unit Renovations

All renovations must be approved by the association, including the dates the work will be completed. There are two forms which must be submitted to the office, both found in Owner's Corner on our website; [Application for unit modification](#) and the [Vendor/Contractor Policy](#). These two forms must be completed and approved prior to any work commencing.

To minimize noise complaints and more importantly, unhappy guests, Sanibel Moorings limits renovations that result in any noise that could be heard outside the walls of the unit being renovated to our slowest season. Generally speaking, renovations will only be allowed from August 15th through October 31st.

Examples of renovations that must be done during the slowest season of August 15th-October 31st: bathroom remodels, kitchen remodels, cabinetry projects, popcorn ceiling removal, crown molding, baseboard and trim replacement, non-emergent plumbing renovations, tile removal, tile replacement, and flooring replacement (carpet replacement is acceptable most time of the year, with approval.)

Example of renovations that can be done (with approval) most times of the year: Carpet replacement, appliance replacement, furniture replacement, lighting and fan fixture replacement, plumbing fixture replacement and painting.

Please see Kari if you have any questions.

Financial Audit

A recent change to Florida statutes allows for the owners of Sanibel Moorings to waive a full financial audit annually if the majority of the voting interests vote in favor at a properly called meeting. In lieu of the full audit, a reviewed financial statement can be completed by the accountant, which is significantly lower in cost to the Association. A full audit, which must be prepared by an accounting firm different than our regular accounting firm of Welker Harris, can cost between \$25,000-\$30,000 and a reviewed financial by Welker Harris is approximately \$6,500-7,000; a difference upwards of \$23,000. Despite the change, the Sanibel Moorings Board of Directors will continue to plan for a full audit on the same schedule as we have in the past, assuming the ownership agrees. The next full audit is planned for the fiscal year ending 2020.

SOLD Units Recently Sold

#141—1/1 Gulf View—\$415,000	Aug '18
#941—2/2 Courtyard View—\$510,000	Jul '18
#1312—2/2 Dockside—\$538,000	Jul '18
#1611—2/2 Dockside—\$480,000	Aug '18
#1631—2/2 Dock view—\$570,000	Jun '18
#1641—2/2 Dock view—\$560,000	Jan '19

Units for Sale

#522 3/2 Gulf Front \$1,295,000
 Rose Dakos, VIP Realty, 239-851-5188
#1111 2/2 Gulf Front \$999,990
 Amy Wainright, VIP Realty, 239-677-1840



To New Owners:

- Brett Perala & Kelsey Louie
- Paul & Susan Ventresca
- Michael & Renee Harvey
- William & Susan Gutek
- John & Joanne McGrath
- Jennifer Zajicek

Boat Rentals at Sanibel Moorings

Sanibel Moorings has partnered with Paradise Boat Rentals to offer our guests and owners a unique way to rent and utilize boats while on vacation. Paradise Boat Rentals offers guests outboard motor boat rentals directly from the docks at Sanibel Moorings. There are two dock spaces they utilize and this creates the convenience of not having to drive anywhere to find a rental boat. They offer a 20ft pontoon boat and a 21ft center console Boston Whaler. More info can be found by visiting www.paradiseboatrentals.net

From the General Manager...

Kari A. Cordisco

It's high season and the resort is hopping!

Rental Revenue

The first quarter of 2019 started off a little slower than we would have liked. January revenue was down 5% over last year and February was flat. Both March and April are both pacing well and forecasted to be approximately 5% above last year. Moving forward, we wish we could look into a crystal ball to see what the summer holds. The way I see it, it could go one of two ways. It could be the best summer we've ever had, or it could be a repeat of last year. Two words will determine how the summer will shape up; red tide. While red tide has not been present in several months, it continues to be a topic of conversation. Let's all keep our fingers crossed that it stays away this summer.

Checking in

Owners, please make sure to check in at the office *before* accessing your unit with your own keys when you arrive for your stay. As soon as departing guests leave (many times not until 11:00am,) housekeepers clean the unit and then an inspector must certify that the unit is clean and made-ready. Maintenance staff will also access the units for a walk-through and any outstanding work orders.

We ask that no owners or guests access the unit until the front desk says it is ok to access the unit. Without stopping into the office to check in first, you will not know where we are in the process. Entering the unit prematurely can cause several issues for departing guests, housekeepers, maintenance, owners and the front desk staff. The previous guest may not have departed, causing you to walk in on them (embarrassing!) You could slow or stop the house-keeping cleaning and inspection or maintenance process. A few times, owners have placed food in the fridge during the cleaning process, which resulted in the food being removed.

Finder's Fees

Sanibel Moorings pays a 10% Finder's Fee to owners who refer NEW (must never have stayed at Sanibel Moorings) guests paying rack rate (non-discounted rate.) Guests can stay in any Sanibel Moorings rental unit, including the referring owner's unit. Guests should mention the referral at the time they make their reservation with the front desk for the referring owner to receive the Finder's Fee.

Possible Board Candidates

While the SMCA does not have a nominating committee for members of the Board of Directors, the current Board believes that it would be prudent to develop a list of interested candidates so that when vacancies do develop, candidates could be encouraged. As you know, routine elections occur each Annual Meeting for a two year term which means that three or four of the seven directors are up for re-election each year. If at some point in the future, you are interested in providing leadership to the SMCA, please let Kari or a current Board member know of your interest.





Preferred Service Providers

Renovations

Artistic Interiors, Inc.
Chris Boring
Phone: 239-989-6122

Kennedy Construction
239-472-8829

Benchmark Construction
239-841-1052

Kirchner Contracting
239-472-2601

Painter

Mike Scott Painting
Phone: 239-466-8011

Plumber

Water Works
239-574-2326

Electrician

Paragon Electric
239-277-0376

Shipping

Qwik Pack & Ship
1456 Periwinkle Way
239-472-0288

Upholsterer

Michael Matera
239-540-6946

Bahama Upholstering
239-936-8642

Furniture

Norris Furniture &
Interiors-Sanibel
1025 Periwinkle Way
239-579-0412

Matter Brothers-Fort
Myers
239-425-9696

Florists

Floral Artistry
2400 Palm Ridge Rd Ste 5
Phone: 239-472-3040
Toll Free: 800-449-1282

Flower Shop of the Islands
2330 Palm Ridge Plaza #8
Phone: 239-472-3707

Gift Baskets

Bailey's General Store
2477 Periwinkle Way
239-472-1516

Photographer

Impressions Photography
Krista Kowalczyk
Phone: 239-437-1838

Marissa Natoli
Phone: 941-830-5360

Captured Beauty - Dawn
Phone: 561-225-8806

Patricia Bell Photography
Phone: 239-823-6506

Transportation

Sanibel Limo
Phone: 239-258-9420

Sanibel Taxi
Phone: 888-527-7806

DD Sanibel Service
239-233-1577

Caterers

Bailey's General Store
2477 Periwinkle Way
239-472-1516

Catering by Leslie Adams
239-691-5278

Grocery Delivery

Bailey's General Store
2477 Periwinkle Way
239-472-1516

Jerry's Foods
1700 Periwinkle Way
239-472-9300

Cakes

Perfectly Scrumptious
Cupcakes
239-850-8741

LadyCakes Bakery
239-549-CAKE

Owners- we are happy to add recommendations to this list, provided the vendors are in good standing with the Association. Please email any recommendations to kari@sanibelmoorings.com. You can also find an up-to-date version of this list in the Owner's Corner at www.sanibelmoorings.com!