

**AGENDA**

MARINER’S BOATHOUSE AND BEACH CONDOMINIUM ASSOCIATION, INC.

**ANNUAL OWNER’S MEETING**

DATE: May 27, 2013

TIME: 2:00 p.m.

PLACE: Mariner’s Boathouse, 7630 Estero Blvd., Ft. Myers Beach FL.

I. INTRODUCTIONS

II. VERIFICATION OF NOTICE

a. Posted

b. Quorum

III. APPROVAL OF ANNUAL MINUTES (October 23, 2013)

IV. TEN MINUTE OWNER COMMENT PERIOD

V. ELECTION OF DIRECTORS

a. Tally of ballots

b. Election results

VI. UNFINISHED BUSINESS

a. Accomplishments & Projects

VII. NEW BUSINESS

a. Vote on Proposed Amendment to Article IX and Article X of the Declaration of Condominiums regarding maintenance weeks.

VIII. TEN MINUTE OWNER COMMENT PERIOD

IX. ADJOURNMENT

**AGENDA**

MARINER’S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

**ORGANIZATIONAL MEETING**

DATE: MAY 27, 2013

TIME: Immediately following Annual Meeting

PLACE: Mariner’s Boathouse, 7630 Ester Blvd., Ft. Myers Beach, FL.

I. CALL TO ORDER

II. VERIFICATION OF NOTICE

a. Posted

b. Quorum

III. APPOINTMENT OF OFFICERS

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

VI. FUTURE MEETING DATES

VII. ADJOURNMENT

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**MVPS sales has some FLEX weeks still available for \$1,395.....and while supplies last our BOGO program allows you to get two FLEX weeks for that price. FLEX weeks can be used weeks 17-50 or traded to thousands of other resorts around the world. The free BOGO week is an Association owned FLEX week and once they’re sold there won't be free BOGO weeks available at MBH. April 13-Dec 14 we’re offering our “Summer Beach Blast” program where we’ve got these rooms available for rental for \$64/night or \$399/wk while they last. Call TJ today at 239-910-7197 and find out how easy it is for you, your family members & your friends to own at Mariner's Boathouse.**

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*Ahoy Mates:*

As always, the Board of Directors hopes that all Mariner Boathouse Owners and families are doing well.

**2013 Mission Statement:** *The Board of Directors and the Boathouse employees have pledged and are committed to "excellent customer service 100% of the time to all owners, guests, renters and exchangers in addition to making your "little slice of paradise" an enjoyable voyage, in accordance with the policies and procedures".*

As you are aware, the Board of Directors did not implement an increase in the 2013 yearly maintenance fee, with thanks to the hard work that our General Manager, Peggie Hyatt and Jeff Wharton, VRI, did in advance of our budget meeting. Please keep in mind that we have worked very hard the last three years to maintain the integrity of the Boathouse while keeping in mind the economic crisis we all are facing. With that in mind I am proud to highlight a few of the accomplishments we attained in 2012 / early 2013.

1. Our parking lot is now maintenance free due to the installation of the new pavers that took the place of the asphalt. The parking areas under the building have been sealed and striped. We have received many compliments on this capital improvement, plus we were able to have the project completed at a very economical price well under our budgeted / reserve set aside amount. A win – win for all. We were able to save a minimum of \$25,000.00 between bids and what we had in set aside in reserves.
2. Our in house maintenance staff, Mike and Dave, have accomplished numerous "big item" projects:
  - A. Mike worked diligently to install and complete the installation of the beautiful new lanai tile in all units. This project would have been a very high price if we contracted it out, but Mike's vast knowledge and ability allowed us to save approximately \$ 22,000 minimum.
  - B. Dave started and continues to work on restoration of the interior wood in many units. His work has exceeded our expectations and the owners that have seen his work express their delight in seeing the work started and how much it revitalizes the unit. This project is on-going and is done when units are vacant for a week, so the process is slow but underway. The cost savings is huge.
  - C. Dave also repainted all of the wood signs throughout the resort. This included all pool and spa signs, deck signs, address signs and property entrance sign. This saved us several thousand dollars.
  - D. Starting January 2013 Mike and Dave have taken over the lawn service, care of the bushes and general landscaping of the resort. They do not trim or do upkeep to the trees. This was a huge savings of \$635 a month.
  - E. All walkways / stairs were painted in house.
  - F. All unit front doors are in the process of being painted.
3. All the dishes in units have been upgraded to the white seashell dishes.
4. The last three cabana covers have been removed and have been sent for repairs.
5. The replacement of dining room cushion covers will be complete by the end of April.
6. We are currently getting bids for replacement of the gulf bath doors.
7. We are gathering bids for updating the kitchen cabinetry.
8. Peggie is looking into the replacement of the living room chairs in each unit, with one chair possibly being a recliner.
9. Natalie, the Activity Director, has decided to stay home with Isabella, so we are looking for a new Activity Director.
10. All the units are in the process of having new cordless phones with a built in answering machine installed.
11. A computer and printer was purchased and placed in the office area for all owners to use. This seems to have been very important to many owners.

These are just a few of the items we are happy to have completed or are in the process of completing in order to continue the "Silver Crown" standard we have received from RCI.

Please continue to share your thoughts and comments at the weekly owner meetings and always remember the Board is always available to you via email or phone. ALSO, please remember we have a website is full of information and is available to you 24 /7, [marinersboathouserestort.net](http://marinersboathouserestort.net). We appreciate your continued support, look forward to seeing many of you this year and pray you and your family enjoy a healthy and peaceful year.

**One final note!** Your Board of Directors support the amendment included with this year's annual meeting package and outlined in the newsletter. We need your support to acquire a majority vote to adopt the amendment. Please review the information thoroughly and feel free to contact us with any questions you may have.

Fondly,

Donna E. Conlon

Jim White

David Wallis

President

Vice President

Secretary / Treasurer

[deconlon@marinersboathouserestort.net](mailto:deconlon@marinersboathouserestort.net)

[jimwhite.mbh@gmail.com](mailto:jimwhite.mbh@gmail.com)

[dwallis54@gmail.com](mailto:dwallis54@gmail.com)

Cell: 636-219-9530

Cell: 585-730-1840

Home: 519-439-9550



**To Mariner Boathouse Owners,**

Please direct your attention to the middle of your ballot. A unique and important item was added to your ballot this year, which requires your support. By unanimous decision of your Board of Directors, the ballot includes an amendment item we are asking for a majority of the owners to support.

You have the chance to vote on an amendment for a substantial change that will affect every owner at the Mariner Boathouse.

This amendment involves a change to reduce the number maintenance weeks set aside each year, from two (2) weeks to one (1) week each year.

At the time most timeshare properties were established, regulations required a Developer to set aside one (1) week for maintenance each year as part of the timeshare plan. For unknown reasons, the Mariner Boathouse Developer set aside two (2) weeks each year for maintenance. The remaining weeks were sold by the Developer to owners like you. By setting aside two (2) maintenance weeks, the Mariner Boathouse Developer’s timeshare plan limited his ability to sell fifty (50) weeks, although most timeshare plans sold fifty one (51).

To calculate the number of owner use weeks the Developer could sell, just multiply the number of units in a timeshare property by fifty one (51) weeks.

Multiplying the number of weeks at the Mariner Boathouse you end up with a total of 1100 owner use weeks (50x22). With this amendment the number of owner use weeks will increase to fifty one (51), or a total of 1122 owner use weeks. The benefit of increasing the number of weeks from 1100 to 1122 is that the responsibility of each owner will reduce.

How do we maintain the units?

While visiting the property this year you may have noticed that the Mariner Boathouse employs two maintenance persons. This practice was adopted last year and will continue to be a standard in the maintenance department. Our team is able to conduct routine and detailed maintenance during periods of the year, and during the regular maintenance week. We are confident through regular attention to the units that we will maintain the units in excellent condition.

What will happen to the 22 new units?

Once the amendment is approved by a majority vote of the owners, the law firm that reviewed the amendment will file the appropriate documents to change the units from maintenance to use weeks. The 22 units will be placed up for sale immediately to acquire 22 new owners!

Which set of maintenance weeks will be changed?

Of the two weeks, May and September, the May weeks will be changed to use weeks. May provides a greater opportunity for usage, since September is the slowest season of the year.

The ballot in your annual meeting package includes an opportunity for you to vote to approve the amendment to reduce the maintenance weeks to one week per year. Please support this amendment by voting in favor of the amendment.

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**Board of Directors Resumes:**

**Martin Burke**-Education: B.S. Business Administration

Qualifying Experience: 30 years in Real Estate Development/Construction Management/Brokerage/Condominium Conversions.

20 years service on 3 Condominium Boards.

Objectives: Maintain a quality standard for The Mariner’s Boathouse and explore a program to upgrade all units.

**Donna Conlon**-For those of you that do not know me, I am Donna Conlon and it has been my pleasure for the past 11 out of 12 years to serve the MBH Owners as a Board member. I am extremely proud of all the successes the Board has achieved, but I am especially happy with our successes this past year. The fun returned to the Boathouse as well as many new and exciting changes. During my tenure my goal has always been to maintain and improve the overall structure of the property by implementing and achieving major improvements, ensuring positive changes that have met or exceeded Owner’s expectation, continuing to achieve the highest reputation and a secure financial structure for our “little piece of paradise”. It would be my honor to serve the MBH Owner’s for another term as a Board member.

**David Wallis**-I am asking for your support for re-election to the Board of Directors. We have accomplished so much over the past two years to continue to ensure our Owner’s and Guest’s vacations are nothing short of perfect. As an Owner at The Boathouse for the last twenty-six years, I appreciate the importance of updating, changing and keeping our resort a beautiful destination, while maintaining budget and financial responsibility. A long career in construction,

telecommunications and marketing has given me the skill sets to continue being a productive member of the Board. I have previous experience sitting on two community based Boards in my home community also. Thank You.

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## FROM MBH

The Amendment that is included in this newsletter packet is an important part of your proxy voting this year. Please read the information and should you have any questions I will be happy to answer them for you.

The board has worked extremely hard to address the needs and wants of MBH owners. We thank you for your continued feedback on how we're doing and how you like the changes at your home away from home.

Please remember to go on our web site each month for updates. I am still requesting pictures for the web site, if you have any you would like to contribute, just e-mail them to me. If you have a wish list please make us aware of it, maybe another Owner has the same wish.

The interior wood project continues and we are planning on getting more finished this year than last year (I think we have figured out how we can get the most accomplished without interrupting other projects).

Fondly,

Margaret (Peggie) Hyatt

### IMPORTANT NUMBERS

Mariner's 239-463-8787	VRI Reservations & Owner Rentals	VRI Central Reservations
Mariner's FAX 239-463-3299	866-261-5679	(Rentals) 800-874-8770
E-MAIL <a href="mailto:marinerboathouse@aol.com">marinerboathouse@aol.com</a>		Billing/Collections
Web Site	VRI*ety Reservations	239-463-8787
<a href="http://www.marinersboathouseressort.net">www.marinersboathouseressort.net</a>	888-203-1044	MVP Sales
RCI Exchanges 877-874-3334	<a href="http://www.RCI.com">www.RCI.com</a>	877-687-4405
II Exchanges: 800-828-8200	<a href="http://www.intervalintl.com">www.intervalintl.com</a>	VRI <a href="http://www.vrivacations.com">www.vrivacations.com</a>

VRI's website provides: Rental availability, Owner payment, owner signup, VRI\*ety exchanges [www.vriresorts.com](http://www.vriresorts.com)

### IMPORTANT

As many area codes and phone numbers have changed, please provide us with your current phone number:

(\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ home

(\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ cellular

Address, if changed:

\_\_\_\_\_

\_\_\_\_\_

E-mail address:

\_\_\_\_\_

**\*\*Please clip and return with your ballot\*\***



**AGENDA**

**MARINER'S BOATHOUSE AND BEACH RESORT**

**CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

DATE: May 27, 2013

TIME: 10:00 a.m.

PLACE: Mariner's Boathouse, 7630 Estero Blvd., Ft. Myers Beach, FL

- I. ROLL CALL
  - II. VERIFICATION OF NOTICE
    - a. Posted
    - b. Quorum
  - III. TEN MINUTE OWNER COMMENTS
  - IV. APPROVAL OF PREVIOUS MEETING MINUTES (August 8, 2012, March 28, 2013)
  - V. FINANCIAL BUSINESS/COLLECTIONS
    - a. Financial Reports
    - b. Delinquency Report
    - c. Foreclosure Report
    - d. Proposed transfer of parking reserve funds
    - e. Audit Approval
  - VI. MANAGER'S REPORT
  - VII. SALES REPORT
  - VIII. UNFINISHED BUSINESS
    - a. Employee Consultation
  - IX. NEW BUSINESS
    - a. Employee Manual Update
    - b. Beachside Bathroom Doors
    - c. Metal Roof Painting
    - d. Insurance Renewal Approval
    - e. Ratification of Contracts
  - X. TEN MINUTE OWNER COMMENTS
- ADJOURNMENT

Week #	2013	2014
1	1/4-1/11	1/3-1/10
2	1/11-1/18	1/10-1/17
3	1/18-1/25	1/17-1/24
4	1/25-2/1	1/24-1/31
5	2/1-2/6	1/31-2/7
6	2/6-2/15	2/7-2/14
7	2/15-2/22	2/14-2/21
8	2/22-3/1	2/21-2/28
9	3/1-3/8	2/28-3/7
10	3/8-3/15	3/7-3/14
11	3/15-3/22	3/14-3/21
12	3/22-3/29	3/21-3/28
13	3/29-4/5	2/28-4/4
14	4/5-4/12	4/4-4/11
15	4/12-4/19	4/11-4/18
16	4/19-4/26	4/18-4/25
17	4/26-5/3	4/25-5/2
18	5/3-5/10	5/2-5/9
19	5/10-5/17	5/9-5/16
20	5/17-5/24	5/16-5/23
21	5/24-5/31	5/23-5/30
22	5/31-6/7	5/30-6/6
23	6/7-6/14	6/6-6/13
24	6/14-6/21	6/13-6/20
25	6/21-6/28	6/20-6/27
26	6/28-7-5	6/27-7/4
27	7/5-7/12	7/4-7/11
28	7/12-7/19	7/11-7/18
29	7/19-7/26	7/18-7/25
30	7/26-8/2	7/25-8/1
31	8/2-8/9	8/1-8/8
32	8/9-8/16	8/8-8/15
33	8/16-8/23	8/15-8/22
34	8/23-8/30	8/22-8/29
35	8/30-9/6	8/29-9/5
36	9/6-9/13	9/5-9/12
37	9/13-9/20	9/12-9/19
38	9/20-9/27	9/19-9/26
39	9/27-10/4	9/26-10/3
40	10/4-10/11	10/3-10/10
41	10/11-10/18	10/10-10/17
42	10/18-10/25	10/17-10/24
43	10/25-11/1	10/24-10/31
44	11/1-11/8	10/31-11/7
45	11/8-11/15	11/7-11/14
46	11/15-11/22	11/14-11/21
47	11/22-11/29	11/21-11/28
48	11/29-12/6	11/28-12/5
49	12/6-12/13	12/5-12/12
50	12/13-12/20	12/12-12/19
51	12/20-12/27	12/19-12/26
52	12/27-1/3	12/26-1/2

NOTICE OF SPECIAL OWNERS' MEETING

*MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION, INC*

TO ALL MEMBERS:

On May 27, 2013, at 2:00 P.M., at Mariner's Boathouse, Fort Myers Beach, Florida, a Special Meeting of members will be held for the purpose set forth below and such other business as will lawfully be conducted. The agenda for the meeting will be the following:

- 1) Certifying Quorum - Call to Order
- 2) Proof of Notice of Meeting
- 3) New Business
  - (a) Vote on Proposed Amendment to Article IX and Article X of the Declaration of Condominium regarding maintenance weeks (copy attached)
- 4) Adjournment

A quorum must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore VERY IMPORTANT that you either attend or provide a proxy.

Please note the following information about PROXIES: A proxy is for the purpose of appointing another person to vote for you in the event that you might not be able to attend the meeting. It must be signed by the person entitled to vote. Where a Unit Week is owned jointly by a husband and wife, and if they have not designated one of them as a voting member, a proxy must be signed by both husband and wife where a third person is designated.

Please note the following about VOTING CERTIFICATES: A Voting Certificate is for the purpose of establishing who is authorized to vote for a Unit Week owned by more than one person or a corporation. If a Unit Week is owned by husband and wife, a voting certificate may, but need not be filed. If a husband and wife are both present at the meeting, are unable to agree as to their vote, and have not filed a Voting Certificate, their vote will not be counted. A Voting Certificate is not needed if the Unit Week is owned by only one person. A Voting Certificate is not a proxy and may not be used as such. A Voting Certificate must be signed by all of the Owners of the Unit Week or the appropriate corporate officers.

Again, please be sure to either attend the Special Meeting or submit a proxy. Thank you for your assistance in conducting the business of your Association.

DATED: April 17, 2013.

***BY ORDER OF THE BOARD OF DIRECTORS***

\_\_\_\_\_  
*David Wallis, Secretary*

This notice has been mailed to all unit owners at least fourteen (14) days in advance of the meeting referred to above and has been posted for fourteen (14) continuous days in advance of such meeting in a conspicuous location on the condominium proper