



Ahoy Mates,

Well, another year has gone by and the Board of Directors hopes this finds you all in good health and doing well.

For the past three years the Board has worked very hard to maintain our yearly maintenance fee without an increase while still addressing numerous capital expenditures and just to name of few the new parking lot pavers, lanai tile, redesigning of entrance landscaping, a computer for guests to use in the office, new pool umbrellas, big screen TV in the game room, new floor tile in the pool bathrooms and laundry room as well as painting and repairing of these three rooms, new ceiling tiles in the pool bathrooms, all units received new microwaves, a telephone with an answering machine, a hair dryer, hand held shower heads and grab bars, new bicycles, a new canoe, all common decks and stairwells were painted, new motor for the spa, an ADA pool lift, unit interior wood restoration, approximately a third of the units painted, a stove and refrigerator placed at the pool bar, a popcorn machine and most importantly a return to the relaxed and welcoming atmosphere we all experienced when we first purchased our weeks which is what so many of you had been saying for a few years. This year we are happy that we were able to hold the maintenance fee increase to less than \$10 a week.

During our Board meetings May 5th and 6th Dave Wallis, Jim White, Peggie Hyatt, General Manager, Jeff Wharton, Director of Resorts and I will be reviewing numerous proposals for new interior furniture & accessories, new kitchen and bathroom cabinets, countertops and flooring as well as initiating a plan of action to address the mansard and flat roofs based on our roof consultant report.

During the weekly on site owner meeting many of you voiced your opinions concerning capital expenditures / improvements that you feel need to be addressed and please be assured that Peggie has shared all meeting conversations with us in her weekly report to the Board. We are keenly aware of your concern that we maintain our boat image when we make the needed upgrades to the interior and exterior. Please keep in mind that we only have access to a portion of our reserve money as the State of Florida requires that we maintain a specific amount in each capital expenditure category on a daily basis. This being said, we will need to space the completion of these projects over a few years and a probable increase in the maintenance fees will be needed during this time.

We want to thank all of our owners for your support of the Board as well as your feedback on so many issues. The three Board members continually remind ourselves that we have been elected by the owners to listen and ensure that the Boathouse is well maintained and managed. This is our promise to each of you.

On a personal note, Dave and I would like to say a special "Thank you" to Jim White for his devotion to the Boathouse and being a Board member for the past 4 years as Jim has decided not to run again for another two year term.

Fondly,

Donna E. Conlon



2014



2014

BOARD NOMINATIONS

Melissa Nelson

Permanent Street Address: 4874 Regents Walk, Excelsior, MN 55331

Interval Weeks Owned: 12 total weeks 1-12

Email address: mnels92654@gmail.com

Education:

BFA University of Kansas 1977

Qualifying Experience:

My professional experience includes over 35 years of commercial design experience. Before retiring in 2013, I owned a design and furniture dealership in Minneapolis (**Intereum**) working with commercial **office, healthcare, education and hospitality clients**. My design background and connections in the furniture industry **would** be useful when reviewing design concepts for refreshing the units, **their** specifications and making sure that Mariners Boathouse is getting the best pricing. I also have a strong commitment to customer service **by** working with teams to provide the best experience possible for clients (owners). My husband, Wayne, and I have been coming to the Boathouse for 25 years, we love it and consider it our second home.

Objectives as a Director

1. Improve the overall condition of Mariners Boathouse. The units are looking their age, to maintain their value they need to be updated as our funds allow.
2. Assist in developing and reviewing bids for work to be completed and use my industry resources to get best pricing.
3. Support the MBH team as they develop timeline for improvements and they utilize our current staff to complete as much work as feasible.

Provide communication to owners and provide avenue for input from owners.

Jeffrey M. Smith

Permanent Street Address: 6050 E. Appian Way Suite B

City, State, Zip code: Long Beach, CA 90803

Interval: Week(s) Owned: 202-33

Email Address: jeffreysmith9900@gmail.com

Education: BS Computer Science, Webster University

MBA University of Phoenix

Over my 15+ years in Hospitality and Financial Services I have relied on my drive for success and experience leading teams to achieve large goals. In achieving my Master's degree in Business Administration, the groundwork was laid for the basics such as Accounting, Finance, and other critical aspects of running a business. My differentiator is my experience in my own businesses and on large projects where time, money, human resources, and the overall customer experience.

My goal is to preserve what the Boathouse represents to all of us while continuing to set it apart as the destination of choice for Southern Florida. The Boathouse represents a family atmosphere and over my 25 years of enjoying the Boathouse I find it just as enjoyable in different ways from when I was a child to now. My focus will be to expound on what makes the Boathouse great to the all, owners and friends, who continually visit our little place in paradise as well as bring a new prospective and values to our asset.

Steven R. Wiley

Permanent Street Address: 6615 Potomac Place, Lincoln, NE 68516

Interval Week(s) Owned: 308-1

Email Address: stevemarywiley@gmail.com

Education: BS Bachelor of Science-Engineering Minor, MBA Master of Business Administration-Finance, JD Jury Doctorate (Law -Business & tax).

Business: Former-Auditor-Texas Instruments. Currently-Owner Smarter Choice Real Estate in Lincoln, NE. Have managed my real estate portfolio and others properties.

Qualifying Experience: Owner since pre-build out Owner. Served on the Board in early 90's with Pete Conlon, when we were moving through management legacy issues from Mariner. My skills in Real Estate Property Management (30 yrs.), plus financial & legal expertise give me great skills to protect and manage your investment at MBH.

Objectives as a Director: I want to ensure and enhance your vacation experience and expectations and maintain your investment in MBH. As a nearly 30 year Owner I am pleased with our home away from home and I would like to serve as your Director Repetitive for a second term.

IMPORTANT NUMBERS

Mariner's 239-463-8787 E-MAIL marinerboathouse@aol.com
Mariner's FAX 239-463-3299 Web Site www.marinersboathouseressort.net
VRI Reservations & Owner Rentals 866-261-5679 www.vrivacations.com
VRI Central Reservations (Rentals) 800-874-8770VRI
VRI's website provides: Rental availability, Owner payment, owner signup, VRI*ety exchanges

VRI*ety Reservations 888-203-1044

MVP Sales 239-910-7197

RCI Exchanges 877-874-3334 www.RCI.com
II Exchanges: 800-828-8200 www.intervalintl.com

From the Manager

Securing enough responses from the owners to approve the Maintenance Week Amendment to the Condominium Documents, the proposal passed. The Amendment removes one or the two maintenance weeks and places this inventory back into the Association ownership increasing the shared ownership to 1122 interval weeks. The inventory was recorded with Lee County Clerk of Court, and is ready to sell to new owners. If you are interested in a May week, please give the sales department a call.

We did get wood refinishing completely done in 16 units, we have 4 units that have partial wood to be done, with availability we expect to be done by the second quarter of this year. The appliances continue to be upgrades as needed, and we are replacing the stoves with a glass top model.

We have been working with designers in order to formulate a five year plan to update the units. They are scheduled to present their ideas at the Annual Board Meeting in May. Also we did retain the services of a Roof Consultant to advise us on the condition of the roof and mansards. He will also be here in May to go over his report and clarify what is needed and when.

We appreciate all your concerns and comments you've given us this last year, we welcome them more than you know. As you know some of your requests have been simple and we have either gotten what you requested or it has been added and passed onto the Board for consideration.

VRI made some improvements over the past year to enhance your payment options. A new partnership with SmartStreet adds ease of payments of your maintenance fees (we just have to have your e-mail address in our system for you to set this up).

We now have a Facebook page which we have a link on our website. Jennifer takes pictures at each Owner's Meeting and posts them each week, so look and see who is with us weekly. Also feel free to post your pictures of your time while here at the Boathouse.

We look forward to being able to serve you and help make your time here at the Boathouse a pleasure.

Fondly,
Margaret (Peggie) Hyatt

WEEKLY USAGE

| Week # | 2014 | 2015 |
|--------|-------------|-------------|
| 1 | 1/3-1/10 | 1/2-1/9 |
| 2 | 1/10-1/17 | 1/9-1/16 |
| 3 | 1/17-1/24 | 1/16-1/23 |
| 4 | 1/24-1/31 | 1/23-1/30 |
| 5 | 1/31-2/7 | 1/30-2/6 |
| 6 | 2/7-2/14 | 2/6-2/13 |
| 7 | 2/14-2/21 | 2/13-2/20 |
| 8 | 2/21-2/28 | 2/20-2/27 |
| 9 | 2/28-3/7 | 2/27-3/6 |
| 10 | 3/7-3/14 | 3/6-3/13 |
| 11 | 3/14-3/21 | 3/13-3/20 |
| 12 | 3/21-3/28 | 3/20-3/27 |
| 13 | 3/28-4/4 | 3/27-4/3 |
| 14 | 4/4-4/11 | 4/3-4/10 |
| 15 | 4/11-4/18 | 4/10-4/17 |
| 16 | 4/18-4/25 | 4/17-4/24 |
| 17 | 4/25-5/2 | 4/24-5/1 |
| 18 | 5/2-5/9 | 5/1-5/8 |
| 19 | 5/9-5/16 | 5/8-5/15 |
| 20 | 5/16-5/23 | 5/15-5/22 |
| 21 | 5/23-5/30 | 5/22-5/29 |
| 22 | 5/30-6/6 | 5/29-6/5 |
| 23 | 6/6-6/13 | 6/5-6/12 |
| 24 | 6/13-6/20 | 6/12-6/19 |
| 25 | 6/20-6/27 | 6/19-6/26 |
| 26 | 6/27-7/4 | 6/26-7/3 |
| 27 | 7/4-7/11 | 7/3-7/10 |
| 28 | 7/11-7/18 | 7/10-7/17 |
| 29 | 7/18-7/25 | 7/17-7/24 |
| 30 | 7/25-8/1 | 7/24-7/31 |
| 31 | 8/1-8/8 | 7/31-8/7 |
| 32 | 8/8-8/15 | 8/7-8/14 |
| 33 | 8/15-8/22 | 8/14-8/21 |
| 34 | 8/22-8/29 | 8/21-8/28 |
| 35 | 8/29-9/5 | 8/28-9/4 |
| 36 | 9/5-9/12 | 9/4-9/11 |
| 37 | 9/12-9/19 | 9/11-9/18 |
| 38 | 9/19-9/26 | 9/18-9/25 |
| 39 | 9/26-10/3 | 9/25-10/2 |
| 40 | 10/3-10/10 | 10/2-10/9 |
| 41 | 10/10-10/17 | 10/9-10/16 |
| 42 | 10/17-10/24 | 10/16-10/23 |
| 43 | 10/24-10/31 | 10/23-10/30 |
| 44 | 10/31-11/7 | 10/30-11/6 |
| 45 | 11/7-11/14 | 11/6-11/13 |
| 46 | 11/14-11/21 | 11/13-11/20 |
| 47 | 11/21-11/28 | 11/20-11/27 |
| 48 | 11/28-12/5 | 11/27-12/4 |
| 49 | 12/5-12/12 | 12/4-12/11 |
| 50 | 12/12-12/19 | 12/11-12/18 |
| 51 | 12/19-12/26 | 12/18-12/25 |
| 52 | 12/26-1/2 | 12/25-1/1 |
| 53 | | |

AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: May 5, 2014

TIME: 10:00 a.m.

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

ROLL CALL

VERIFICATION OF NOTICE

- a. Posted
- B Quorum

TEN MINUTE OWNER COMMENTS

APPROVAL OF PREVIOUS MEETING MINUTES

(October , 2013)

FINANCIAL BUSINESS/COLLECTIONS

- Financial Reports
- Delinquency Report
- Foreclosure Report
- Audit Approval

MANAGER'S REPORT

- Comment card summary
- Insurance liability report

SALES REPORT

UNFINISHED BUSINESS

- Kitchen/Bath Renovation
- Roof Consultant Presentation
- Interior Design Proposals
- Maintenance Week Amendment Status

NEW BUSINESS

- Management Agreement
- Insurance Renewal Acceptance
- Ratification of Contracts

TEN MINUTE OWNER COMMENTS

ADJOURNMENT

Greetings Mariner Boathouse owners....

It's been another great winter season here on Fort Myers Beach. The best weather and the biggest and happiest crowds I can remember. Coming soon, just after Easter, we enter the FLEX season that lasts till Christmas...our flex week owners can reserve any week from late April-mid Dec each year. This works great for families with kids or those who like to vacation different times each year. These weeks are by far the best bargain on the beach!

The Association at MBH has just released 22 FLEX weeks for us to sell.....these were formally the May maintenance weeks and since MBH still has September set aside for regular maintenance and deep cleaning, the Board thought the extra 22 weeks could be better utilized if sold and that would bring in extra maintenance fee revenue each year to the Association.

And to make it a SPECIAL TIME FOR YOU TO BUY, MVPSales will offer these weeks BOGO style....Buy One & Get One Free.....that's two weeks for \$2,495 or four weeks for \$3,995... This SPECIAL will only last until these 22 weeks have been sold. Don't wait.... call or email me today before they're all sold.....

TJ Bryant.....239-910-7197....tjbryant@themvp-service.com

Also, as we always strive to stay on the forefront of vacation ownership, we've added an enhancement program, MYMVPCollection, that allows you to use both RCI & II...you also get discounts on hotel, motels, cruises, car rentals, restaurants and much more!

Why not save money every time you travel... Just ask TJ to show you how it works.

AGENDA

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

ANNUAL OWNERS' MEETING

DATE: May 6, 2014

TIME: 2:00 p.m.

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

INTRODUCTIONS

VERIFICATION OF NOTICE:

- a.Posted
- B Quorum

APPROVAL OF ANNUAL MINUTES (May 27, 2013)

TEN MINUTE OWNER COMMENT PERIOD

ELECTION OF DIRECTORS

- Talley of ballots
- Election results

UNFINISHED BUSINESS

Accomplishments & Projects

NEW BUSINESS

TEN MINUTE OWNER COMMENT PERIOD

ADJOURNMENT

AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

ORGANIZATIONAL MEETING

DATE: May 6, 2014

TIME: Immediately following Annual Meeting

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

CALL TO ORDER

VERIFICATION OF NOTICE:

- a. Posted
- b. Quorum

APPOINTMENT OF OFFICERS

UNFINISHED BUSINESS

NEW BUSINESS

Employee consultation

FUTURE MEETING DATES

ADJOURNMENT



Mariner's Boathouse
7630 Estero Blvd.
Ft. Myers Beach, FL 33931

Address correction Requested

COALITION OF SOUTH FORT MYERS BEACH

By Jim White

Questions and Answers from January 27, 2014 meeting with the Florida Fish & Wildlife Conservation Commission:

Nancy Douglas-Area Director FWC

Traci Castellon- Species Conservation Biologist

Carol Rizkalla- Critical Wildlife Area Coordinator

1. **Why does FWC want to extend the posting of nests from 5 to 7 months?** Because the Snowy Plovers which are in peril begin breeding in February, FWC wants to change the dates they can post signs and establish nesting areas on the sandbar from April 1st back to February 1st. That would give them an additional two months. The ending date still remains August 31st (total 7 months)

2. **How does the change happen?** In a letter to the FWC Commissioners who are appointed by the governor. They hold a meeting around 5 times a year. The next one being in June? They would vote to change the administrative code. They are sending me the wording of the code.

3. **Why come to us?** The FWC Commissioners are swayed by public opinion. If we were against this, Nancy said it would most likely not happen. They are planning on holding a public meeting on the beach perhaps in April to gain support as well.

4. **How would that affect our littoral rights?** The answer was that they didn't see any difference between our rights and everyone else's. I said that I thought we had to always have reasonable access to the sandbar even when they put up their nesting areas. We shouldn't have to walk to the Holliday Inn to be able to cross over to the sandbar. I suggested reasonably marked access points across from each condo on the sandbar so that if someone wanted to walk across the lagoon or take a boat across to the sandbar and walk on it, they could access the sandbar without having to go too far south or north. Nancy agreed that they would do this.

5. **Can we get the state to update its own MHWL survey instead of having to wait 12 more years.** She said that it takes about 10-thousand dollars to do this and the state would probably not be interested.

6. **How many signs would go up and distance between?** Couldn't answer because it all depends of the nest they find. Every 30 feet is a post and every 5th post is a sign, and in between each post is twine.

COALITION OF SOUTH FORT MYERS BEACH

By Melissa Nelson

Jim White asked that I attend a couple meetings of the Coalition of South Ft. Myers Beach. I assume you all know this is a group of home owners along the face of the sand bar that has been designated a Critical Wildlife Area (CWA) and this land has been claimed by the state of Florida. This was a BIG surprise to me - I assumed that we owned to the gulf, as of 1992 when the sand bar was created this changed to our property going the lagoon. The no dog signs and the CWA signs that were recently added ignited this fight - everyone was surprised to learn that their property line had been relocated by the state.

Wednesday March 12th 7 pm meeting:

This was a presentation from the Florida Department of Fish and Wildlife Conservation Commission (FDFWCC). There were @ 50 homeowners who attended, the FDFWCC had about 5 -7 at this meeting. They reviewed their power point presentation (Jim had forwarded it as he had received this from Sally who is the chairing this coalition from Shamron Beach). What they want to do is extend the time they rope off areas on the sand bar for bird nesting from April - August to mid-February- August. Putting it mildly this did not go over well - they got an earful from various owners. The fear is that they will eventually take over the sand bar completely and restrict all traffic all year. Although they said this would not happen - not much trust from homeowners. Sally requested they present studies to support their reasoning (advise from lawyer).

Thursday March 13 9:30 meeting at Leonardo Arms:

This meeting was with several owners and board chairs of the 3 building at Leonardo Arms to update them on what the DRWCC was up to and to get them to join the coalition. Sally did a great job summarizing why they should be part of this group (along with Tony ? from Eden House). Leonardo Arms got approval to fill in the small water hole in front of their building so will be 100% beach - HOWEVER - right in the middle of this beach is a CWA sign - so they were encouraged to get another survey done once the water hole is filled in. The beach area in front of Leonardo Arms is prime nesting area so the CWA could easily completely block their access to the beach. I would be shocked if they do not join which would add large number of homeowners and defer attorney fees.

Summary

Sally is requesting our attorney to write letter to the Commissioners that the FDRWCC reports up to saying we do not support this request. She would like to get as many condo thus homeowners on board before the letter is sent out.

As the lagoon fills in - we will need to ensure we get back our property and see how this cannot happen again.

