



Ahoy Mates,

I trust that all of our wonderful owners have had a tremendous year, including your vacation time at the Boathouse, no matter what time of the year you were there!

Your Board welcomed Melissa Nelson as Secretary/Treasurer this past May and she has worked very hard and contributed so much in her first year. Donna Conlon took over the Vice President position, while I assumed the helm as President. Your resort Manager, Peggie, and her staff, have also worked diligently to ensure your vacation is what you expect and deserve.

With a lot of hard work from Peggie and our V.R.I. representative, Jeff Wharton, we were very happy to pass a budget for 2015 that saw maintenance fees increase only \$5.83 / unit week, or a modest 0.81%. Peggie was also instrumental in selling the majority of our 'Association' weeks which translates into less bad debt being passed on to owners and more positive cash flow from the maintenance fees will receive from the new owners. Thanks Peggie and Jeff for all your hard work! Our reserve accounts have also been well maintained, which helped in completing many small projects as well as two major projects.

The smaller projects included:

- 1) Lanai railings were modified to meet height code restrictions and new screening installed
- 2) Pool bathrooms were painted and new ceiling tiles installed
- 3) Laundry room was painted. Tile flooring, new ceiling tiles, and a new exhaust fan were installed
- 4) Game room was painted (not sunshine yellow anymore!!) and a new TV was installed in the small office off of the game room. A great spot to relax and watch a DVD!

The first major project we completed last fall was the replacement of our entire roof system. Upon hiring an independent roofing consultant, a thorough inspection of our roof was presented us in a multi-page report with photographs so we could familiarize ourselves with everything. Our representative, Gary Albritton, then wrote the scope of the project, helped us choose bidding contractors, wrote the contract, and inspected the work throughout the project. He also suggested using fibreglass shingles, which when installed to his specifications, are as wind resistant as metal roofing, and will hold their color far better, and was far less expensive than metal. We also had solar powered vents installed on the flat roof to keep the attic areas well ventilated. The entire roof system was built using the best materials and the best workmanship we could ask for, and will last for many, many years.

The latest big project was the replacement of the living room furniture and accessories. We worked with local vendors, and chose new sofa beds and easy chairs with the most durable fabrics and foam available. Side tables, a new coffee table, a new credenza, new drapes, bunk curtains, wall sconces, artwork, accent cushions and wall mounting the television are all part of our revitalization. The dinette cushions will be upgraded and reupholstered also. Some of the furniture is still to be delivered, and everything is to be completed around the end of March. Pictures will be posted on our website. Both of these projects cost \$450,000, but our reserve accounts covered everything!

The next phase will be total renovation of our kitchens and both bathrooms, and it will take a ton of planning both financially and logistically. Members of the Board have already met with general contractors to establish a vision, and are ready to forge ahead. We appreciate any input and ideas from all the owners who care to send us an email or speak up at the owner's meetings at the Boathouse.

We want to get the building back to its original beauty, where owners are proud to still be owners, where guests and ex-changers want to keep coming back for a wonderful vacation, and where there will be a renewed interest in new ownership at the Boathouse.

I, along with the other Board members, Management and Staff, truly appreciate your patience through all of our projects, big and small, your compliments and yes, even the few criticisms we get, but in the end, we all love our slice of paradise!!

Cheers, Dave Wallis



# BOARD NOMINATIONS

## **Donna Conlon**

Thank you MBH owners for the privilege of serving on the Board for the past 13 years. Utilizing my BA Communications knowledge and 33 year career Multi Family Housing skills, I recognize the importance of increasing Property value and maintaining the resort and its reputation. I have been lucky to be involved in so many improvements and MBH accomplishments and we have more to come. For the past year the Board, (David, Melissa and I) planned and implemented the 1st phase of the resort interior renovation and I would thoroughly enjoy the opportunity to be involved in the 2nd phase. If I am re-elected my goal continues to be ensuring the integrity of our "slice of paradise" by being available 24/7 now that I have retired. I can be on site for as long as needed for all improvements / projects. I am committed to MBH.

## **Michael Polich**

Dear Fellow Owners:

My name is Michael Polich and I would appreciate your consideration for a position on the Board at mariner's Boathouse. My wife Barbara and I have been owners of 2 timeshare weeks at the Boathouse, purchasing during the pre-construction stage. We also own 2 whole ownership units at The Beacons of Minocqua, where I currently serve on the Board and have for 14 years, 9 years as Board President. As a previous business owner of over 30 years, I recognize all that it takes to run a successful business. It would be my goal to be proactive in ensuring necessary improvement are made to the building and grounds, while closely monitoring the maintenance fees and establishing adequate reserve/replacement accounts.

I have much to offer with my experience in business and my positions on other Boards.

I appreciate your vote!

Thank You, Michael Polich

## **David Wallis**

It has been my privilege to serve on your Board for the last four years. There is still more to accomplish though, so I hope you will re-elect me to continue with the revitalization of our wonderful resort.

I have been part of a team that has worked very well together, enabling us to accomplish a lot including the new roof which will retain its color while keeping us dry for years to come. Redecorating the living room with new furniture, draperies and accessories was another major undertaking we've completed.

Both of these projects were accomplished using reserve funds only. I take our fiscal responsibility very seriously and will continue to do so as we move into the next phase which includes renovating the kitchens and bathrooms –a huge project which I believe I have the experience to help guide. With a diploma in construction technology and a background in engineering, I fully understand the renovation process. I am committed to seeing the Boathouse modernized while still maintaining its unique charm.

I welcome and value your feedback and opinions, My family and I have enjoyed coming to the Boathouse for the past 28 years, and look forward to many, many more.

Thank You

## **Jim White**

“After having served six years, from 2008 to April 2014, on the MBH Board of Directors, and taking a year off, I would like to throw my hat in the ring for another term. This could be a unique and rare opportunity for the board to be together to consult as a group when necessary during the early part of the year. I spend 6 months in North Fort Myers from October thru March, and two of the existing board members, Melissa and Wally, spend 4 and more weeks at the Boathouse during January and February. A lot is being accomplished with the current upgrading and the planned improvements currently underway, and I can serve to consult first hand and monitor the work during the six months I am here if elected to the board again.”

## **Steve Wiley**

I am passionate about MBH:

1. FINANCIAL INTEGRITY. During Wk.#1 of 2015, I observed replacement roofing at MBH, I was told by management that our Roofing Reserve was “not adequate” for fiberglass roofing shingles used, much less for new metal roofing.
2. PROPERTY VALUE. I have owned since the beginning. I have seen nautical themed items branding our resort quietly removed. De-branding results in a “me-too” appearance that dilutes of our value and makes us a “me-too” resort.

MY TALENT AND EXPERIENCE: I served as a MBH director in the mid-90s with Pete Conlon. I have a Law Degree and a Master Degree in Finance. My career includes: (1) Auditor of a Fortune 100 Company; (2) Real Estate Broker; (3) Property Manager; and (4) Real Estate Attorney.

Please vote for me so I can protect our interests.

**Steve Wiley-#308/wk#1**

## IMPORTANT NUMBERS

Mariner's 239-463-8787 E-MAIL [marinerboathouse@aol.com](mailto:marinerboathouse@aol.com)

Mariner's FAX 239-463-3299

Web Site [www.marinersboathouseressort.net](http://www.marinersboathouseressort.net)

VRI Reservations & Owner Rentals 866-261-5679 [www.vrivacations.com](http://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](http://www.RCI.com)

### From the Manager

This past year has been a busy and exciting one for myself and our staff here at the boathouse. We overcame many challenges and issues during the eight week roofing project and are very happy to report all is complete.

Other enhancements include: improved lighting of the portico entrance area, refreshed Game and Laundry Rooms, new TV Room just off the Game Room, continuing appliance upgrades as needed, We are waiting for the new phase of improvements to begin.

Mariner Boathouse sales are doing well, with all 22 units sold out of the May maintenance weeks that you voted on. This reduces everyone's overall obligation with an additional 22 Owners maintenance fees coming in. The Association currently has 2 units available for sale, until we get the foreclosures back later this year (we will have an additional 14 then). The board has already priced those for sale, so once we get them the list will be on our bulletin board here and on the web site.

We appreciate all your concerns, comments and input you've given us this last year. I am available at any time if you wish to discuss any concerns, or leave us your comments before you leave the resort. We appreciate all our owners that help keep the Boathouse so special!

Our Facebook page has done very well this year people have connected with people they have not seen in years. We have a link on our website. Jennifer is still taking pictures at each Owner's Meeting and posting them., Also feel free to post your pictures of you time while her at the Boathouse.

Please be sure to take the extra step and vote on the proposed change to the Rules and Regulations for MBH, which includes a non-smoking policy for the units and lanai areas.

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

## WEEKLY USAGE

Week #	2015	2016	2017
1	1/2-1/9	1/1-1/8	1/6-1/13
2	1/9-1/16	1/8-1/15	1/13-1/20
3	1/16-1/23	1/15-1/22	1/20-1/27
4	1/23-1/30	1/22-1/29	1/27-2/3
5	1/30-2/6	1/29-2/5	2/3-2/10
6	2/6-2/13	2/5-2/12	2/10-2/17
7	2/13-2/20	2/12-2/19	2/17-2/24
8	2/20-2/27	2/19-2/26	2/24-3/3
9	2/27-3/6	2/26-3/4	3/3-3/10
10	3/6-3/13	3/4-3/11	3/10-3/17
11	3/13-3/20	3/11-3/18	3/17-3/24
12	3/20-3/27	3/18-3/25	3/24-3/31
13	3/27-4/3	3/25-4/1	3/31-4/7
14	4/3-4/10	4/1-4/8	4/7-4/14
15	4/10-4/17	4/8-4/15	4/14-4/21
16	4/17-4/24	4/15-4/22	4/21-4/28
17	4/24-5/1	4/22-4/29	4/28-5/5
18	5/1-5/8	4/29-5/6	5/5-5/12
19	5/8-5/15	5/6-5/13	5/12-5/19
20	5/15-5/22	5/13-5/20	5/19-5/26
21	5/22-5/29	5/20-5/27	5/26-6/2
22	5/29-6/5	5/27-6/3	6/2-6/9
23	6/5-6/12	6/3-6/10	6/9-6/16
24	6/12-6/19	6/10-6/17	6/16-6/23
25	6/19-6/26	6/17-6/24	5/23-6/30
26	6/26-7/3	6/24-7/1	6/30-7/7
27	7/3-7/10	7/1-7/8	7/7-7/14
28	7/10-7/17	7/8-7/15	7/14-7/21
29	7/17-7/24	7/15-7/22	7/21-7/28
30	7/24-7/31	7/22-7/29	7/28-8/4
31	7/31-8/7	7/29-8/5	8/4-8/11
32	8/7-8/14	8/5-8/12	8/11-8/18
33	8/14-8/21	8/12-8/19	8/18-8/25
34	8/21-8/28	8/19-8/26	8/25-9/1
35	8/28-9/4	8/26-9/2	9/1-9/8
36	9/4-9/11	9/2-9/9	9/8-9/15
37	9/11-9/18	9/9-9/16	9/15-9/22
38	9/18-9/25	9/16-9/23	9/22-9/29
39	9/25-10/2	9/23-9/30	9/29-10/6
40	10/2-10/9	9/30-10/7	10/6-10/13
41	10/9-10/16	10/7-10/14	10/13-10/20
42	10/16-10/23	10/14-10/21	10/20-10/27
43	10/23-10/30	10/21-10/28	10/27-11/3
44	10/30-11/6	10/28-11/4	11/3-11/10
45	11/6-11/13	11/4-11/11	11/10-11/17
46	11/13-11/20	11/11-11/18	11/17-11/24
47	11/20-11/27	11/18-11/25	11/24-12/1
48	11/27-12/4	11/25-12/2	12/1-12/8
49	12/4-12/11	12/2-12/9	12/8-12/15
50	12/11-12/18	12/9-12/16	12/15-12/22
51	12/18-12/25	12/16-12/23	12/22-12/29
52	12/25-1/1	12/23-12/30	12/29-1/5
53		12/30-1/6	

## AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

### BOARD OF DIRECTORS MEETING

DATE: April 27, 2015

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

(January 22, 2015)

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
- Furniture Project

NEW BUSINESS

- Ratification of Contracts

TEN MINUTE OWNER COMMENTS

ADJOURNMENT

## AGENDA

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

### ANNUAL OWNERS' MEETING

DATE: April 28, 2015

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 5, 2014)

TEN MINUTE OWNER COMMENT PERIOD

ELECTION OF DIRECTORS

- Talley of ballots
- Election results

UNFINISHED BUSINESS

- Accomplishments & Projects

NEW BUSINESS

## AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

### ORGANIZATIONAL MEETING

DATE: April 28, 2015

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



PREVIEW OF RENOVATIONS

**MVP Sales** 239-910-7197

**Owner Re-Sales call TJ today!!**





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

Address correction Requested