



Hello to all our owners,

Thank goodness spring is supposedly right around the corner! Living in the great white north has been one of the mildest winters on record with very little snowfall and yet March is roaring in like a lion with bitter cold temps and too much snow for my liking. No matter the time of year or your weather at home, we all agree it's always better to be vacationing at the Boathouse!

The major renovations were completed in late November and now all the units look fantastic. Though many of you only got a quick peek at the model unit after it was completed, you will truly appreciate the investment everyone is making in our vacation home once you are there. Those of us that have already been to the Boathouse certainly do!! The Board truly appreciates that the owners recognized the need for these renovations and are willing to make the continued financial commitment to complete the renovations. We also thank the owners that were at the resort during the renovations for their patience, courtesy and willingness to be relocated when the project ran a few weeks behind. The Board would also like to give a tremendous shout-out to Peggie, Jennifer, Aaron and Saint (our newest maintenance team member) for all their hard work in many capacities throughout the project. We also want to thank Jeff Wharton from V.R.I. for his input and guidance. While the renovations ran over budget due to some unforeseen items and change orders to the project as it progressed, we have been able to cover all of these expenses using our reserves. Because of that, we do not anticipate any other special assessments for these renovations beyond next year's final payment. There are also some larger items to be completed in the near future with the exterior of the building including a lot of concrete repairs and exterior painting, but these projects will also be paid by reserves. The sun, the salt and the wind have been trying to have their way with the old Boat for nearly thirty-five years, and I am proud that we continue our commitment to keep her afloat and continue to be the gem of the beach!!

This year's annual meetings will be very busy for the Board with much to do and discuss. We intend to establish a schedule for all items inside and outside that will need to be replaced over time and create a capital budget to go along with the schedule. Hopefully, this would let us be more proactive instead of reactive to replacing things like bedding and linens, major appliances, furnishings etc. We will be continuing our discussions and action plans regarding the Sunset Clause which occurs in 2024. If you haven't been made aware of this, it essentially requires a vote by our ownership in or around December of that year to continue as a time share condominium which includes a Board of Directors representing a Timeshare Condominium Association. Otherwise, we would become tenants in common, the existing Board and Association would discontinue, and the property would liquidate with all unit weeks receiving an equal share of the proceeds. While there are still far more questions than answers at this time, we urge you to check the Boathouse website (Owner's page) for information as we provide updates to keep you informed, and not alarmed. All owners are welcome to call the toll free phone number and join in on any Board meeting, and we encourage you to continue to email us with any questions, suggestions and input (MBHBOD@aol.com). The dates and phone number will be posted on the website in advance of any meetings we have scheduled throughout the year.

Finally, please exercise your right to vote in the upcoming Boathouse election!

The Board wishes you all a tremendous 2017!!

Cheers,

Dave Wallis



2017

# BOARD NOMINATIONS

Owners Name: Donna Conlon  
Address: 1774 Sun Drop Dr.  
St. Charles, MO. 63303

The spectacular sunsets and beauty of the Gulf, the cloud free sky, our sparkling pool, and hard working staff and our wonderful Owners are just a few reasons it has been my pleasure to be a member of the MBH Board of Directors for the past 16 years.

Our recent interior rehab, that took place over the past two years and was completed in November of 2016, was quite the undertaking and very much overdue. The BOD, Dave Wallis, Melissa Nelson, and I along with our staff put in many hours in meetings, talking with Contractors and crunching the numbers in an effort to please you, the owners. We are proud with the rehab outcome and that we are now extremely competitive with all the other Ft. Myers Beach resorts. I am looking forward to our plans to do an exterior face lift this year, 2017 (with all money coming from our current reserves). This includes concrete work, painting the building, stairwells and all exterior trim. We will also be replacing some pool equipment, which our maintenance will maintain. Other items on the "to do list" in the coming years are replacement of the bedroom mattresses as well as rehabbing the bedroom.

I am retired and willing to be 100% available for our slice of paradise, Mariner's boathouse. I am asking for your support and vote in my re-election to the Board of Directors.

Fondly,  
Donna Conlon

Owners Name: Richard Perez  
Address: 262 Coyote Trail  
Spencer, TN 38585

Objectives as a Director: As an original Flex Time owner my goal is to maintain traditional flair of Boathouse in a fiscally responsible manner, have a capital improvement/replacement plan in place, partner with local business to increase summer rentals, provide Boathouse employees tools needed to accomplish these goals.

Qualifying Experience: Chairman Ft. Laud. Police/Fire Pension Board, (1992-2006), Ft. Laud. Police Capital Improvements Board (2000-2006), Police Chief Ft. Lauderdale (1982-2006-retired), Chief of Police Wilton Manors P.D. Florida (2006-2010), Board of directors Child Advocacy Center (2014-Present)

Owner Name: David Wallis  
Address: 101 Base Line Rd. E  
London, Ontario N6C 2NGC

Objectives as a Director: Pledging to show fiscal and financial responsibility while continuing the improvements to keep the Boathouse the jewel of the beach. To continue staying in touch and listening to all input from owners., exchangers, and guests to ensure we all have the best vacation experience possible.

Qualifying Experience: I am running for my fourth term on our Board. Working along side the rest of the Board, I know we have accomplished so much at the boathouse such as the beautiful renovations, the roof replacement, new parking lot and many other small projects.

Owner Name: Dr. Katherine Welch  
Address: 4300 South Beach Parkway, Unit 3325  
Jacksonville, FL. 32250

Objectives as a Director: 1. Be attentive to Owners concerns and suggestions. 2. Maintain fiscal responsibility and accountability. 3. Actively work to return Mariner's Boathouse Resort to Gold Crown status.

Qualifying Experience: 1. Member of Board of Education for Community Unit School District (Woodstock, IL>) for 13 years-including 2 years as President. 2. Member of Illinois Advanced Practice Nurses Assoc. for 8 years-4 years as Regional Chair and 4 years as Regional Vice Chair.

## 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) 800-874-8770  
VRI's website provides: Rental availability, Owner payment, owner signup,  
Trading Places 800-365-7609  
RCI Exchanges 877-874-3334 [www.RCI.com](http://www.RCI.com)  
II Exchanges: 800-828-8200 [www.intervalintl.com](http://www.intervalintl.com)

## From the Manager

This past year has brought major changes at MBH. We finished the Kitchen and Bath Renovation Project. This project ended up taking until mid November due to plumbing issues. All units are complete and we are very pleased with the result, as are the Owners' that have been here. This year the building will be addressed: stucco repair, concrete repair and waterproofing/painting of the entire building. We are also planning to upgrade the filtration system on the pool.

We currently are without an Activity person once again, Jennifer and I have been performing an abbreviated schedule weekly. The board will be discussing this during their annual meeting.

As a reminder, it is possible to make payments toward future maintenance fees. If you have not completed 2017 maintenance fees, please do so, or at least call me to make arrangements. You can send a check, call us with a credit card at the resort or call VRI in order to make payments.

In order for your unit to be placed up for rent, we must have a signed rental agreement on file. If you know you are going to put it up for rent, try to make it early. If you plan to exchange it is best to make your reservation and put in for your exchange at least 207 days in advance in order to obtain the best trade value.

Please remember to update us on any changes to your address, phone numbers, and e-mail addresses.

As it gets closer to Hurricane season we want to remind you to make sure and keep advised of the local news to keep abreast of any possible storms etc.. If any thing is threatening, we will post on our web site and face book.

Our great staff; Jennifer, Aaron, and Saint, are here to serve you and help make your time at the Boathouse a pleasure.

I appreciate your input and suggestions. I am available at any time if you need assistance, and would like to hear your comments and suggestions. We appreciate all our owners that keep the Boathouse so special!

Margaret (Peggie) Hyatt,  
General Manager

## WEEKLY USAGE

Week #	2017	2018	2019
1	1/6-1/13	1/5-1/12	1/4-1/11
2	1/13-1/20	1/12-1/19	1/11-1/18
3	1/20-1/27	1/19-1/26	1/18-1/25
4	1/27-2/3	1/26-2/2	1/25-2/1
5	2/3-2/10	2/2-2/9	2/1-2/8
6	2/10-2/17	2/9-2/16	2/8-2/15
7	2/17-2/24	2/16-2/23	2/15-2/22
8	2/24-3/3	2/23-3/2	2/22-3/1
9	3/3-3/10	3/2-3/9	3/1-3/8
10	3/10-3/17	3/9-3/16	3/8-3/15
11	3/17-3/24	3/16-3/23	3/15-3/22
12	3/24-3/31	3/23-3/30	3/22-3/29
13	3/31-4/7	3/30-4/6	3/29-4/5
14	4/7-4/14	4/6-4/13	4/5-4/12
15	4/14-4/21	4/13-4/20	4/12-4/19
16	4/21-4/28	4/20-4/27	4/19-4/26
17	4/28-5/5	4/27-5/4	4/26-5/3
18	5/5-5/12	5/4-5/11	5/3-5/10
19	5/12-5/19	5/11-5/18	5/10-5/17
20	5/19-5/26	5/18-5/25	5/17-5/24
21	5/26-6/2	5/25-6/1	5/24-5/31
22	6/2-6/9	6/1-6/8	5/31-6/7
23	6/9-6/16	6/8-6/15	6/7-6/14
24	6/16-6/23	6/15-6/22	6/14-6/21
25	6/23-6/30	6/22-6/29	6/21-6/28
26	6/30-7/7	6/29-7/6	6/28-7/5
27	7/7-7/14	7/6-7/13	7/5-7/12
28	7/14-7/21	7/13-7/20	7/12-7/19
29	7/21-7/28	7/20-7/27	7/19-7/26
30	7/28-8/4	7/27-8/3	7/26-8/2
31	8/4-8/11	8/3-8/10	8/2-8/9
32	8/11-8/18	8/10-8/17	8/9-8/16
33	8/18-8/25	8/17-8/24	8/16-8/23
34	8/25-9/1	8/24-8/31	8/23-8/30
35	9/1-9/8	8/31-9/7	8/30-9/6
36	9/8-9/15	9/7-9/14	9/6-9/13
37	9/15-9/22	9/14-9/21	9/13-9/20
38	9/22-9/29	9/21-9/28	9/20-9/27
39	9/29-10/6	9/28-10/5	9/27-10/4
40	10/6-10/13	10/5-10/12	10/4-10/11
41	10/13-10/20	10/12-10/19	10/11-10/18
42	10/20-10/27	10/19-10/26	10/18-10/25
43	10/27-11/3	10/26-11/2	10/25-11/1
44	11/3-11/10	11/2-11/9	11/1-11/8
45	11/10-11/17	11/9-11/16	11/8-11/15
46	11/17-11/24	11/16-11/23	11/15-11/22
47	11/24-12/1	11/23-11/30	11/22-11/29
48	12/1-12/8	11/30-12/7	11/29-12/6
49	12/8-12/15	12/7-12/14	12/6-12/13
50	12/15-12/22	12/14-12/21	12/13-12/20
51	12/22-12/29	12/21-12/28	12/20-12/27
52	12/29-1/5	12/28-1/4	12/27-1/3



## AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

### BOARD OF DIRECTORS MEETING

DATE: May 2, 2017

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 18, 2016)

FINANCIAL BUSINESS/COLLECTIONS

Financial Reports

Delinquency Report

Foreclosure Report

Audit Approval

MANAGER'S REPORT

Comment card summary

Insurance liability report

SALES REPORT

UNFINISHED BUSINESS

NEW BUSINESS

Service/Assistance Animals

Ratification of Contracts

TEN MINUTE OWNER COMMENTS

ADJOURNMENT

## AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

### ANNUAL OWNER'S MEETING

DATE: May 2, 2017

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

(April 25, 2016)

TEN MINUTE OWNER COMMENT PERIOD

ELECTION OF DIRECTORS

Tally 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 2, 2017

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

