



2019 Spring Newsletter

Dear Boathouse Owners,

The Board of Directors would like to express gratitude for your patience and support while the resort underwent a needed improvement in the fall that included concrete repair, painting, walkway/lanai coatings, and new screen enclosures. This large exterior restoration project was finished the third week of December and came in on schedule, even with the change orders and credits from the original cost estimate. We appreciate R.L. James, a reputable local contractor and Arnold-Sanders engineering consultants for their involvement with the project. Thank you to the owners that were on site during the project for tolerating the noise and dirt, and to those that re-located or banked their weeks to create space. To those owners frequently impacted by summer and fall projects, it is necessary to schedule during these times due to lower occupancy and our maintenance week's schedule. Since the end of the project, there has been a significant amount of landscaping done to beautify the property, and you will certainly notice this when you arrive. The front unit doors and other exterior doors will be replaced according to funds availability. Renovations to the bedrooms are also on the project list, but likely will not be done for a couple of years. We encourage your ideas and feedback on what you would like to see improved at the Boathouse. The Board appreciates the positive response from owners due to the one-time increase in their maintenance and reserve fees this year. All timeshare condominium associations are under tight scrutiny from the Florida government to keep reserve and operating accounts at certain levels. Extra expenses from: Sunset Clause legal fees, Hurricane Irma insurance deductible and change orders from the exterior painting project, supported the increase. The Board members are owners as well and we appreciate the trust you put in us to always be fiscally responsible and hopefully make all the right decisions for the Boathouse. Remember too, that we still have a large inventory of Association owned weeks, which also impact your maintenance fees. Please refer to the flyer included in this newsletter for details how you can have your maintenance fees paid. Everyone wins! Call the office if you need more details.

On an encouraging note, we have been tolerating a seemingly endless bout of 'Red Tide' over the last quarter of 2018, but the news is currently reporting that this major event of nature is over with and water testing is showing no red algae blooms. This event devastated a huge amount of marine life and for many people, made breathing conditions difficult and kept a lot of people from enjoying their vacation to the fullest at the Boathouse and many coastal locations. Let's hope this never repeats itself!

Finally, the Boathouse will be seeing our General Manager, Peggie Hyatt, retire at the end of July. Her unwavering dedication to the Boathouse, its owners and everything that goes hand in hand with the resort will always be appreciated, and we thank her for all her efforts. Please wish her well. Jennifer Brown will take the helm as General Manager, and the transition is already moving ahead. We wish Jennifer nothing but success in her new role, and we know that she is the absolute right person for the job.

Cheers,
David Wallis
Board President



2019



2019

Candidates

Deborah Clements
109 Bonita Dr
Rotonda West, FL 33947
Unit 301 Week 51
marietta53@centurylink.net

Education:

1972 Graduated from La Crosse Central High School, La Crosse Wisconsin.
1998 Graduated with a BA from Viterbo University, La Crosse Wisconsin,
with a Major in Sociology and Minors in Spanish and Women's Studies

Qualifying Experience:

I am a retired Social Worker, having served in Texas, Colorado and Wisconsin. I currently hold the Vice-President position on Englewood Sailing Association's Board of Directors, which is a working board of volunteers. I also hold the position of President on the Rotonda Heights Conservation Association Board of Directors, HOA, in which I am a resident. My first stay at Mariner's was as an exchange. My husband and I loved it and purchased week 51 about a year later.

Objectives as a Director:

As a Director I would like to see our maintenance fees continue to be used wisely and Mariner's Boathouse Beach Resort kept in very good condition. Remodeling costs continue to rise and its never easy to request increases in fees. I would like to continue to keep owner's informed of what's happening at our beautiful resort and have a great working relationship with our resort staff.

Donna Conlon
1774 Sun Drop Drive
St Charles, MO 63303
Unit 206 Week 47
antdna57@gmail.com

Education:

BA in Communications

Qualifying Experience:

35+ year apartment and Regional Manager Career, Board member 18 years

Objectives as a Director:

I am currently the only Flex board member. I feel a blend of Flex and Fixed time representation is very important so that all owners concerns are taken into account. I participated in our current exterior renovation throughout the early process, working with the vendors and contractors to develop plans and monitored/participated in the process until completion. Due to the exterior renovation, the Boathouse is the best it has ever been. In regards to the GM change, I have worked with the staff to develop job description's and will assist in the transition of Jennifer.

I feel my obligation to the owners are to monitor the financials, drive towards lowering the bad debt and maintain the excellent quality of the resort.

Candidates

Jeffrey W. Hess
2432 Sherbourne Way
Xenia, OH 45385

Unit 304, Weeks 2-7; Unit 202, Week 8; Unit 306, Week 9
jeffhess55@gmail.com

Education:

B.S: Aeronautical Engineering; Rensselaer Polytechnic Institute
M. Engr.; Aeronautical Engineering; RPI
MBA; Financial Management, University of New Mexico

Qualifying Experience:

- Fifteen-year Boathouse Owner; mid-generation of a 3-generation Boathouse family
- Fifteen years in USAF in program management and financial planning
- Fifteen years as a small business owner, VERY familiar with planning, budgeting and managing resources
- Home builder

Objectives as a Director:

Hello fellow Boathousers! I recognize that ALL OF US (regardless of whether we are fixed or flex week owners) have many of the same objectives; maintaining the value of our investment whether we are renting, exchanging, or enjoying the property ourselves; while holding down costs and getting the "best bang for our bucks". Specific objectives include:

- Property maintenance and upkeep
- Living within our means
- Listening to all of our owners; NO SURPRISES
- Promoting an environment of kindness and awareness of others' needs
- Eliminating door/gate slamming

I would appreciate your vote and support. Thanks!

David Wallis
101 Base Line Rd E
London, Ontario NGCZN6 Canada
Unit 306, Weeks 3-6
dwallis54@gmail.com

Education:

Construction Engineering-Fanshawe College
Electronic Engineering-Fanshawe College

Qualifying Experience:

Served on the Mariner's Boathouse Board of Directors for the past ten years. BOD experience with local athletic leagues.

Objectives as a Director:

My objective, if re-elected, is to work diligently alongside the rest of the Board to keep the Boathouse the best vacation destination around and make you proud to be owners. Together, we have accomplished so much over the years, while showing tremendous fiscal responsibility and total dedication to the resort, owners and guests.

IMPORTANT CONTACTS

Mariner's Boathouse Office: 239-463-8787 Fax: 239-463-3299
 E-mail: gm@marinersboathouseressort.net
frontdesk@marinersboathouseressort.net
 Web Site: www.marinersboathouseressort.net

VRI Reservations and Owner rentals: 866-261-5679
www.vrivacations.com
 VRI Central Reservations (Rentals) 800-874-8770

Trading Places International Exchanges:
 800-365-7609
www.tradingplaces.com/exchange



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

Simply Voting Information:

We hired Simply Voting Inc. as the independent third-party election provider to administer the election. Please expect to receive an email from vote@simplyvoting.com containing voting instructions and your personalized voting credentials.

FROM THE MANAGER

Dear Boathouse Owners,

The past year was filled with many notable improvements to the property. The exterior restoration project was completed. The building's exterior lighting was upgraded with aluminum fixtures. The emergency lighting was replaced. The landscape was largely improved with the removal of two invasive screw pines along the portico, followed by additional palms, shrubs, flowers and up-lighting to complete the revitalized look. The irrigation system received a needed over-haul that included additional sprinkler heads to add more coverage to the property. Smaller items were the addition of 43" Smart TVs to the units, a new basket ball hoop, the pool table was re-felted, The restrooms and laundry were painted, a cove base added and a new awning replaced the worn one between the office and game room. Currently, maintenance is painting the interior slider and front doors to each unit as they are available.

We did achieve the required votes to approve the Sunset Clause amendment.

Owners, do not miss out on the amazing opportunity to refer a new owner, or purchase a week and receive one week of your maintenance fees paid. As a reminder to float/flex week owners: you are permitted to book your week 365 days in advance. We strongly encourage you to do so that you may receive the dates you desire.

Peggie and I are exchanging daily duties to prepare me for the transition to General Manager when she retires in July. Please feel free to approach me with any suggestions, questions or ideas. I am incredibly grateful for the position and looking forward to our team continuing to provide you with an exceptional vacation experience here at the Boathouse.

Jennifer Brown
 Assistant General Manager

WEEKLY USAGE

WEEK #	2019	2020	2021
1	1/4-1/11	1/3-1/10	1/1-1/8
2	1/11-1/18	1/10-1/17	1/8-1/15
3	1/18-1/25	1/17-1/24	1/15-1/22
4	1/25-2/1	1/24-1/31	1/22-1/29
5	2/1-2/8	1/31-2/7	1/29-2/5
6	/8-2/15	2/7-2/14	2/5-2/12
7	2/15-2/22	2/14-2/21	2/12-2/19
8	2/22-3/1	2/21-2/28	2/19-2/26
9	3/1-3/8	2/28-3/6	2/26-3/5
10	3/8-3/15	3/6-3/13	3/5-3/12
11	3/15-3/22	3/13-3/20	3/12-3/19
12	3/22-3/29	3/20-3/27	3/19-3/26
13	3/29-4/5	3/27-4/3	3/26-4/2
14	4/5-4/12	4/3-4/10	4/2-4/9
15	4/12-4/19	4/10-4/17	4/9-4/16
16	4/19-4/26	4/17-4/24	4/16-4/23
17	4/26-5/3	4/24-5/1	4/23-4/30
18	5/3-5/10	5/1-5/8	4/30-5/7
19	5/10-5/17	5/8-5/15	5/7-5/14
20	5/17-5/24	5/15-5/22	5/14-5/21
21	5/24-5/31	5/22-5/29	5/21-5/28
22	5/31-6/7	5/29-6/5	5/28-6/4
23	6/7-6/14	6/5-6/12	6/4-6/11
24	6/14-6/21	6/12-6/19	6/11-6/18
25	6/21-6/28	6/19-6/26	6/18-6/25
26	6/28-7/5	6/26-7/3	6/25-7/2
27	7/5-7/12	7/3-7/10	7/2-7/9
28	7/12-7/19	7/10-7/17	7/9-7/16
29	7/19-7/26	7/17-7/24	7/16-7/23
30	7/26-8/2	7/24-7/31	7/23-7/30
31	8/2-8/9	7/31-8/7	7/30-8/6
32	8/9-8/16	8/7-8/14	8/6-8/13
33	8/16-8/23	8/14-8/21	8/13-8/20
34	8/23-8/30	8/21-8/28	8/20-8/27
35	8/30-9/6	8/28-9/4	8/27-9/3
36	9/6-9/13	9/4-9/11	9/3-9/10
37	9/13-9/20	9/11-9/18	9/10-9/17
38	9/20-9/27	9/18-9/25	9/17-9/24
39	9/27-10/4	9/25-10/2	9/24-10/1
40	10/4-10/11	10/2-10/9	10/1-10/8
41	10/11-10/18	10/9-10/16	10/8-10/15
42	10/18-10/25	10/16-10/23	10/15-10/22
43	10/25-11/1	10/23-10/30	10/22-10/29
44	11/1-11/8	10/30-11/6	10/29-11/5
45	11/8-11/15	11/6-11/13	11/5-11/12
46	11/15-11/22	11/13-11/20	11/12-11/19
47	11/22-11/29	11/20-11/27	11/19-11/26
48	11/29-12/6	11/27-12/4	11/26-12/3
49	12/6-12/13	12/4-12/11	12/3-12/10
50	12/13-12/20	12/11-12/18	12/10-12/17
51	12/20-12/27	12/18-12/25	12/17-12/24
52	12/27-1/3	12/25-1/1	12/24-12/31

NOTICE OF ANNUAL MEETING AND ELECTION OF BOARD OF DIRECTORS OF MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION, INC.

To call in for the annual meeting via Conference
Phone: (866) 365-4406 Code:8140910#

AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: May 14, 2019
TIME: 10:00 a.m.
PLACE: Mariner's Boathouse, 7630 Estero Blvd., Ft. Myers Beach, FL

- I. ROLL CALL/CALL TO ORDER
- II. VERIFICATION OF NOTICE
 - A) Posted
 - B) Quorum
- III. TEN MINUTE OWNER COMMENTS
- IV. APPROVAL OF PREVIOUS MEETING MINUTES
(October 30, 2018)
- V. FINANCIAL BUSINESS/COLLECTIONS
 - Financial Reports
 - Delinquency Report
 - Foreclosure Report
 - Audit Approval
- VI. MANAGER'S REPORT
 - Comment card summary
 - Insurance liability report
- VII. SALES REPORT
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
 - Ratification of Contracts
- X. TEN MINUTE OWNER COMMENTS
- XI. ADJOURNMENT

AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

ANNUAL OWNER'S MEETING

DATE: May 14, 2019
TIME: 2:00 p.m.
PLACE: Mariner's Boathouse, 7630 Estero Blvd., Ft. Myers Beach, FL

- I. ROLL CALL, CALL TO ORDER
- II. VERIFICATION OF NOTICE:
 - A) Posted
 - B) Quorum
- III. APPROVAL OF PREVIOUS MEETING MINUTES
TEN MINUTE OWNER COMMENT PERIOD
- IV. ELECTION OF DIRECTORS
 - Tally of ballots
 - Election results
- V. UNFINISHED BUSINESS
 - Accomplishments & Projects
- VI. NEW BUSINESS
- VII. TEN MINUTE OWNER COMMENT PERIOD

AGENDA

MARINER'S BOATHOUSE AND BEACH RESORT CONDOMINIUM ASSOCIATION

ORGANIZATIONAL MEETING

DATE: May 14, 2019
TIME: Immediately following Annual Meeting
PLACE: Mariner's Boathouse, 7630 Estero 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. NEXT MEETING DATE
- VII. ADJOURNMENT

**MARINER'S BOATHOUSE & BEACH RESORT CONDOMINIUM ASSOCIATION,
INC.
PROXY BALLOT**

The undersigned member of Mariner's Boathouse & Beach Resort Condominium Association, Inc. (The Association) hereby appoints _____ or the Secretary of the Association (if preceding space is left blank), as nominee, and proxy, with powers of substitution for and in the name and place of the undersigned, to appear, represent, and cast votes using his/her best judgment on all matters which properly come before the membership at the Annual Meeting of Members of the Association to be held Tuesday, May 14th at 2:00 p.m. at Mariner's Boathouse & Beach Resort, 7630 Estero Blvd., Ft. Myers Beach, FL 33931 and at any adjournment (s) thereof, according to the number of votes that the undersigned would be entitled to vote if then personally present.

Board of Director's election: Please vote for **two (2)** candidates by placing a mark in the space provided:

_____ Deborah Clements

_____ Donna Conlon

_____ Jeffrey Hess

_____ David Wallis

Please see the newsletter for candidates resume summaries.

Signature of Owner

Date

Printed Name (please print clearly)

Please list all Deeded Unit/Week (s) _____

Signature of Joint Owner

Date

Printed Name (please print clearly)

**Please return to: Mariner's Boathouse and Beach Resort
7630 Estero Blvd Fort Myers Beach, FL 33931**

***IF YOU HAVE VOTED ONLINE USING SIMPLY VOTING PLEASE DO NOT SUBMIT A WRITTEN
BALLOT**