

### The President's Forum



It has been a very busy fourth quarter at the Limetree with the 2017 budget, planning and coordinating the "2021 Issue" ballot proposal as well as the annual meeting of Limetree homeowners. The fourth quarterly Board of Directors Meeting for 2016 was held on November 4<sup>th</sup> with all Board members in attendance. We had a modest homeowner turnout for the meeting. Naturally, the 2021 issue was the principal topic of discussion with three of the four homeowners supporting the proposal to amend the by-laws. The

Board reviewed the Preliminary Structural Report from Slider Engineering which disclosed "spalling concrete under the 1<sup>st</sup> floor slab and on some of the columns, as well as the delamination of the walkway finish in numerous areas of the building". Spalling is a cracking of the concrete as a result of expansion. All of which is common "wear and tear" of our building. The Board approved the repair of these issues as part of the railing replacement. We will be submitting a request for completion of these projects by December 2017; the cost of which has already been collected, is well within the budget and substantially below prior estimates. Slider is continuing its review of the major structural components of the resort and is expected to have final report by our next Board meeting in February.

The long awaited modernization of the front office is in the final stage of the remodel and will be beautiful when done. You will be greeted in an updated and more conveniently designed front office.

We had a nice turnout for the Annual Meeting of Homeowners held the evening of November 4<sup>th</sup>. The single most important matter on the agenda was the "2021 Issue". We are happy to report there was record voter response to the proposal to amend the Condominium Declarations. The final tally had 2,299 votes in favor of the proposal and 51 opposing votes. We needed 51% {1743 unit week owner votes} of the total membership to approve the change and the measure passed by a comfortable margin. With the passage of this proposal the homeowners and the Board now have the flexibility to continue improving the resort, providing stability in ownership and to make prudent and rational decisions on the future direction of the resort. The homeowners re-elected the incumbent Board of Directors.

Looking back on the past couple of years the Limetree has successfully navigated a number of significant challenges; the successful resort management transition, the passage of the 2021 amendment, and budget reforms that in the opinion of our accounting firm, have made the Limetree one of the most financially secure timeshare resorts they represent. The Board is indebted to the support of the homeowners as well as the Herculean efforts of Resort Manager, Shawn Griffin and his entire staff.

Best wishes for the holidays and long live the Limetree!

Regards,

*Tom DeAgostino*



### There are more health benefits to a day on the beach than you realized!

By Dawn Bear/September 23<sup>rd</sup>, 2016  
Home/Siesta Key News, Vacation Hints and Tips  
Adapted excerpt

The beach is obviously one of the best vacation and relaxing spots on the planet, but it is also a very healthy choice of location and activity. Mental and physical health benefits are plentiful. The beach can help your skin, brain strength, muscles and overall health if you know the best way to utilize it.

#### Benefits of salt water and beaches

##### **The Salt Water:**

How does a swim in the ocean benefit your body?

1. **Sea water does wonders for acne and semi permanent scars.** Salt helps cure, clear and cleanse which is great news for your teenager's breakouts or your scratches from that friend's cat you tried to pick up last week.
2. **Salt water is a natural shampoo.** The salt cleanses oils from your hair and scalp. Taking a dip in the ocean can add volume, get rid of dandruff or built up chemicals, and strip unnecessary oils from your hair. A visit to the beach can be the best treatment for an oily scalp or an overuse of products weighing down your hair.
3. **Salt heals cuts and sores.** The salt water will cleanse any cuts of toxins and dry out pus.
4. **It clears nasal passage ways.** Often when I was sick as a kid dad would take me to the beach...Weird I know. But it was probably one of the best things he could have done for me. The first relates to the sun, which I will touch on later, but the

Continued on page 2

The First Quarter Board of Directors Meeting will be held February 24, 2017 at 9:30 AM in the Limetree Activity Center.

From the

TREASURER  
**Carolyn Sabbagh**



**Fund Reports through September 30, 2016**

<b>Operating Fund</b>	
Assessment Collections	99.09%
Total Operating Income	96.51%
Operating Interest Earned	978.47
Expenses	Under Budget 2.94%
Operating Cash and Cash Equivalents	880,744.54
Less: Amount Due to Other Funds	--4,059.33
Less Overpayments & Prepayments	<u>--15,549.61</u>
Net Operating Cash & Investments Available	861,135.60
<b>Real Estate Taxes Fund</b>	
Cash and Investments Combined	350,052.16
Plus Due from Operating	<u>-4059.33</u>
Net RE Taxes Cash & Investments Available	345,992.83
<b>Replacement Reserve Fund</b>	
Cash & Cash Equivalents	1,471,956.93

**Treasurer's Comments**

The numbers to the left says it all. We are in very good financial position with our operations under-budget about 2.5% to date. Also, 2017 is our last year to repay the ADA expenses that were borrowed in the Reserve 10 years ago, so you will see that line item gone very soon. Thanks to the hard work and dedication by the management and staff, we have been able to keep our expenses in check again this year. Therefore, we will have a zero percent (0.0%) increase in operations, reserves and taxes. Actually, our taxes have gone down substantially following the large increase last year. It is our opinion that barring any unforeseen circumstances, like a severe storm, we will be entering 2017 in a very good position.

I want to thank all the homeowners that took time to vote on the proposal to amend our Timeshare Vote date from 2021 to 2051. This added time will give all of us piece of mind that we will be here for years to come and our sales will not be impacted negatively with the date looming over our heads. It will also provide us the leverage needed to plan our future expenses and upgrades that may be needed. The Board has spent a great deal of time and energy on this topic and we are pleased it has worked out for the benefit of all. I would also like to thank those that have voted me in for another term. I work hard for each of you and your support is appreciated.

Let's all have a great year ahead; and have a blessed and safe holiday season.

And I ask your continued prayers for our country, our troops and their families.

**Health Benefits (Continued from page 1)**

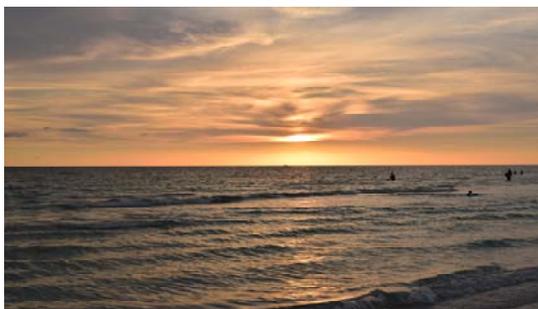
- second is because the salt water un-stuffs your nose! Doctors even will prescribe mixing salt and water into a little gadget that filters out the mucus from your nostrils; but, who needs that when you can hop in the ocean?!
- Swimming in the sea water helps you stay fit and in good health.** This one is a bit obvious, but none the less very accurate! It burns tons of calories and uses many muscles in your body that aren't used in any other exercises.

**The Sand:**

What does this fluffy stuff on the beach have to offer to my health?

- Sand is a natural exfoliant.** You never leave the beach covered in sand right? This is actually a great thing because this natural exfoliant will keep your skin healthy and help the breakouts. Your body is constantly getting rid of dead skin cells, so it is important that you exfoliate to keep your pores open and your skin soft.
- You burn up to fifty percent more calories walking in the sand and your muscles tone much faster.** If you are going to exercise, why not do it with a beautiful view!
- Being buried in sand increases your body's resistance and raises your circulation and metabolism.** That's right, I am giving you an excuse to let your kids bury you in the sand... You won't look that ridiculous!

**Benefits of the Sun**



Photographer Madison Flick

**Health Benefits (continued from previous side)**

**The Sun:**

But I thought sun bathing was just to get that nice golden tan?

- Being in the sun stimulates vitamin D production.** Vitamin D helps reduce the risk of cancer, heart attacks, Alzheimer's osteoporosis and depression while boosting your immune system, combating type II Diabetes and fighting acne. **IMPORTANT:** Do not forget to keep applying sunscreen throughout the day! Especially in Florida where the UV rays are very strong. The closer you are to the equator the stronger the UV. So, if you're visiting from Wisconsin and think you can last the day without sunscreen, you are very wrong!
- Heat from the sun makes you sweat, which in turn raises circulation and metabolism.** Sweat also releases toxins to keep you healthy.
- The sun makes you happier!** Having high levels of Vitamin D helps your body maintain high levels of serotonin, which helps you be in a good mood. It's no wonder people come back from a beach vacation much happier.  
**TIP:** Remember to shower and moisturize after a day at the beach. This will avoid the salt drying out your skin and it will also help hold in the color you got from sun bathing!

**REMINDERS:**

☞ **If you have a maintenance problem or emergency contact 941-388-5203 or 941-531-0505**

☞ **To protect walls and floor, do not take your luggage cart into the unit.**

☞ **DO NOT USE SPRAY OR PUMP SUNTAN PRODUCTS ON THE LIMETREE PREMISES. Use it on the beach ONLY.** The Board of Directors has set a fee of \$50 for the first offense and \$100 thereafter.

☞ **DO NOT GIVE OUT YOUR PERSONAL OR CREDIT CARD INFORMATION OVER THE PHONE. IT IS A SCAM.** Limetree will never ask for your information over the phone when you are in residence. If you get one of these calls hang up and contact the office immediately.

☞ **Please help the staff when checking out. Return your keys to the front desk or drop them in the mail slot in Housekeeping during non-business hours.**

☞ **While in residence keep your unit doors and cars locked.**



**QUIET TIME IS FROM 11:00 PM  
UNTIL 8:00 AM. PLEASE BE  
CONSIDERATE.**

**Limetree Sales Manager, John Glick, Board of Directors, Management and Staff are grateful for this opportunity to welcome the following new owners of Limetree unit weeks in 2016.**



## Salt Water Fishing Report

Capt. Rick Grasset's

Adapted Report: November 20, 2016

[www.cbsoutfitters.com/fishingreports.htm](http://www.cbsoutfitters.com/fishingreports.htm)

Anglers fishing Sarasota Bay with me during the past week, out of CB's Saltwater Outfitters on Siesta Key, caught and released snook, trout, redfish, and blues on flies and CAL jigs with shad tails. Action was steady on deep grass flats on the east side of the bay.

Snook, reds and trout in skinny water and trout, blues and more on deep grass flats should be good options. Night snook fishing around lighted docks and bridges in the ICW with flies and DOA Lures should also be a good option. There may be some action in the coastal gulf with false albacore (little tunny) as the water cools down baitfish school up along the beaches. Tripletail should also show up since stone crab traps are now in the coastal gulf, increasing the amount of available structure for them.

Both Florida resident and non-resident fishing licenses are required in some instances and can be purchased at [www.SarasotaTaxCollector.com](http://www.SarasotaTaxCollector.com) or by calling 1-888-347-4356.

**Don't forget your sunscreen!!!**

**→Red Tide Status:** To hear weekly information, call (866) 300-9399 (toll-free inside Florida only) or (727) 522-2448 (outside Florida). To get the most up-to-date red tide counts, you may also check the FWRI's website -- [floridamarine.org](http://floridamarine.org)

<http://myfwc.com/research/redtide/statewide>

People with chronic respiratory conditions should avoid the beach in areas affected by red tide.

**Present Status:** *Red Tide Summary: (November 23, 2016)* A bloom of the Florida red tide organism, *Karenia brevis*, persists in Southwest Florida from southern Pinellas to northern Monroe County.

*Karenia brevis* was observed in very low to low concentrations in five samples collected from Pinellas County; low concentration in one sample collected from Hillsborough County; background to medium concentrations in seven samples collected from Manatee County; medium to high concentrations in ten samples collected from Sarasota County; medium to high concentrations in nineteen samples from Charlotte County; background to high concentration in sixteen samples collected from Lee County; background to very low concentrations in nine samples collected from Collier County; and very low to medium concentration in seven samples from Monroe County.

Fish kills affecting multiple species have been reported along Pinellas, Charlotte, Lee, Collier and northern Monroe counties over the past week. Slight respiratory irritation has also been reported in some areas of Sarasota and Lee counties.

*Happy Holidays*

*There is no time more fitting to say Thank You and to wish you a Happy Holiday Season and a New Year of health, happiness and prosperity.*

*The Staff & Management  
of  
Limetree Beach Resort*

