

ESTERO COVE NEWS



RENOVATIONS

You've all seen extensive repairs and maintenance throughout the property. Please remember that owners must file a construction form in the office before these major repairs.

DETAILS! DETAILS!

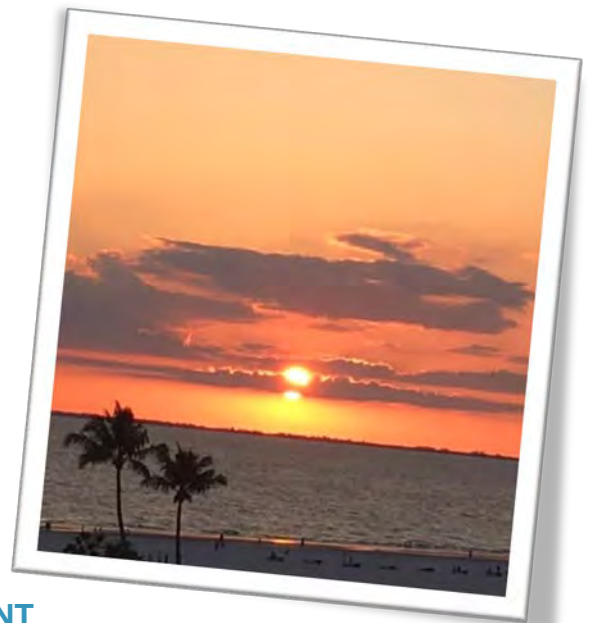
A few problems to address, please. Thanks for your cooperation.

- * Be sure that lanais tilers leave weepholes for storm water.
- * Railings aren't footrests or clotheslines.
- * Walkways should be kept clear.
- * Stairwell doors should be shut.



Have you ever seen this Anderson photo from the Beach Bulletin?

May 2016



FROM THE PRESIDENT

By Lowell Spiess

How many of you know that we just celebrated a milestone birthday here at Estero Cove?

Our oldest building -- #6891, otherwise known as Building 3 -- celebrated its 30th birthday in 2015. It's true. Time flies! This year, we have another 30th: Building 5 was built in '86. Building 4 was built in '87, Building 2 in '88 and Building 1 in '89. While we at Estero Cove find it easy to celebrate three decades of memories and friends, you can see with your own eyes that our physical plant is also showing its age.

I don't need to tell you that we must as a Board and owners continue to exercise fiduciary responsibility to maintain our commonly-owned property and fund our Reserves adequately. With that goal in mind and age creeping up on our little piece of paradise, we engaged Reserve Advisors of Milwaukee to conduct a review of not only the amount and process for saving for future needs (our Reserves) but to realistically assess the physical needs we may face in the next 30 years. The report is very comprehensive and is in the process of being reviewed by relevant committees. The good and bad news will trickle down over time as some plans and decisions are made. The good news is that we have maintained and saved well for 30 years. The study flags a need to put additional money into Reserves and that discussion will continue into the next budget cycle.

*(continued, **FROM THE PRESIDENT**, next page)*



Your 2016 Board of Directors is working hard to identify critical projects and funding for Estero Cove's NEXT 30 years. (left to right) Paul Saker, secretary; Doug Ewart, special projects director; Jim Shaffer, treasurer; Lowell Spiess, president; and Gene Darin, vice president. Contact the president or condo manager by using the convenient form at www.esterocove.com Contact information for all Board members is also listed there.

FROM THE PRESIDENT, continued from page one

It's important to know that while this Board is improving issues and raising standards, we need your cooperation and understanding.

We have 5 committees and dozens of volunteers working on such things as finance, maintenance/compliance, landscaping, technology and more. Thanks to everyone. Want to volunteer? Send me a note.

It is incumbent on all of us to stay informed. With that in mind, visit our revamped website -- same address -- www.esterocove.com. Minutes and other more timely and important information is available there.

We may need an owner vote at times other than the Annual Meeting. Not every change at Estero Cove requires a vote of the owners; the current Board can decide a great deal. To help with decisions, I also plan to conduct one or more non-binding surveys. Make sure you are heard BEFORE changes are made. Stop by the website often and be sure that Sue Fisher has an email address for you. Send us notes via the website link and use the Suggestion Box outside the office

REGISTRATION - FOR SAFETY'S SAKE

You would want the EMTs to know where you are in case of an emergency, right? It's the responsibility of every owner, guest and renter to register in the office when they arrive on property. You will receive car and bike tags and other important on-site information at that time, as well. We need your help. Please cooperate with this practice.

Left: A recent visit to Building One to help someone stuck in the elevator.



RULES & IMPORTANT INFORMATION

Rules, regulations and unit occupant tips protect us all. Please see the website or obtain a list of reminders from the office. Please leave a reminder copy in your unit for your guests and renters. The pool has its own rules posted on the office wall. Some are state law; some are property courtesies. **SOME CHRONIC ISSUES: NO PETS FOR GUESTS OR RENTERS. NO PARKING UNDER THE BUILDING FOR GUESTS OR RENTERS. SMOKERS, PLEASE USE RECEPTACLES PROVIDED THROUGHOUT THE PROPERTY. CONTRACTORS SHOULD REMOVE THEIR OWN DEBRIS. DO NOT LEAVE DISCARDED FURNITURE BY THE DUMPSTERS WITHOUT NOTIFYING THE OFFICE.**

Welcome New Owners



We have welcomed many new owners since April of last year.

BUILDING 1:

114 - Romero

153 - Zocolo

BUILDING 2:

213 - Pietrus/Doria

226 - Barlow

BUILDING 3:

335 - Hope

BUILDING 4:

433 - Martin

434 - Rizzo

462 - Steier

BUILDING 5:

532 - Noldin

**CHECK OUT OUR NEW
PHOTO ALBUM AT
WWW.ESTEROCOVE.COM**

OUR CONDOLENCES

Our condolences to the families of owners Dolores Obie, Robert Pratt, and Neil McLellan who passed away recently. Also, we remember longtime renter Jim Ricci.

!!!IT'S PARTY TIME!!!

The Social Committee is a group of owner and renter volunteers who plan social events, lunches, dinners, and potlucks throughout the high season. Funds they raise go back into events and into offsetting the expense of improvements and special projects around the Estero Cove property

In the past, they've funded specific landscaping, work on the back trail amenities, pool umbrellas, lounge furniture and more. We appreciate their work. Please see the Estero Cove website for the 2017 contacts, plans and schedule.

BOARD MEETINGS

As required by law, the Board posts its meetings on property at least 48 hours before the meeting. Keep up with the meeting minutes by visiting the Owner section of

www.esterocove.com

SITE-WIDE LANDSCAPING

A new landscaping committee is prioritizing needs for the property, visiting other locations and planning for sprucing up. This year, their priority is enhancing the front berms to the left and right of our main entrance. They began with a weeding party and had quite a volunteer turnout. Thanks, everyone. They also are facilitating a generous Social Committee donation of \$5,000 to redo the plantings and hedges around the picnic area. Thanks to the Social Committee! As always, it's best to submit your ideas to the Board or to the office and we will forward them to the landscape committee. Your annual budget includes dollars to keep our property beautiful year-round.

ABOUT RENTALS

Owners frequently ask about rents. Many at Estero Cove are now above \$4,000 a month with a couple at \$5,000 and one even above \$6,000. We asked one of the realtors why he could rent here for more than \$6,000 -- without a view. He answered: "Because the market will bear it. It is the going rate around you." A \$5,000 monthly rent is only about \$167 a night. Hotels charge even higher. You own prime real estate in a much coveted "walk-to-everything" location. Don't undervalue your property. More on rental costs soon.

For more information visit www.esterocove.com



Did you ever see our property from the air? This is a Google map. It shows our nature area too. As you can see, we have much more open space than anyone around us and need to care for that also. All of the dark blue is parking or water.

Maintenance/Compliance Committee

A new Maintenance/Compliance Committee of owner volunteers has begun meeting about priorities for their future work. They have created a charter -- or description of duties -- for the Committee and updated the required office maintenance form. The "maintenance log" is kept in the office.

Shortly, they will also be provided with the maintenance suggestions from our Reserve Study, to help the Board and Finance Committee with long-range planning and funding. Questions or concerns? Please contact Sue Fisher in the office.

CONTACT INFORMATION

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esterocove6891@gmail.com Manager, Susan Fisher, CAM

This publication is periodically produced for owners by volunteers and the management of Estero Cove. A copy of this and past issues are posted at www.esterocove.com

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[Recipient Name]
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[City, ST ZIP Code]