

Treasurer Update

The financial health of your Estero Cove Condo Association remains in excellent condition. With the exception of property values, the economic downturn, so far, has had a minimal impact on us. We have not reduced services or efforts to improve the value of your investment. Many Associations cannot make that statement.

Your monthly Maintenance Fee, which was not increased this past year, is divided into two (2) main areas—(1) Expenses covering the current year normal operations (2) Reserves covering larger usually one-time expenses not considered normal or current, like unforeseen maintenance problems, parking lot paving, or roof replacement. While our building structures are good, this year we have been hit hard with significant expenses associated with valves, pumps, timers, call boxes, alarm systems, pipe protectors, external water leaks, and similar items which probably can be expected with facilities that are in the 20 years of age category. We are again thankful to those who had the foresight to establish Reserves for these kinds of expenses; otherwise we would be faced with raising additional funds during a very difficult time.

Soon a committee will be formed to study our financial needs for the coming year along with Reserve needs which impact future years. We are hopeful that our Maint. Fees can remain at or near the present level without sacrificing the current and future value of our investment at Estero Cove.

Highlights from the Board President

I hope your summer, which unfortunately is coming to a close, has been great. The good news is that as summer ends we get that much closer to fall and winter at Estero Cove. Now that I'm retired, my wife and I look forward to spending many months this fall and winter at Estero Cove - FINALLY.

The painting in Building 1 looks great, as does the newly refurbished tennis court. This fall we will hopefully, finalize our plans to raise our front entrance, as well as re-pave our entire parking lot. The work will be done next summer.

I would like to welcome all new owners and invite both new and old owners to get involved. Please volunteer in any way that you can to continue to improve our complex.

We, as a Board, are constantly working to improve our complex and any ideas or suggestions are welcome.

P.S. Estero Cove is still the best place to live, vacation or invest in. ☺

PROPERTY UPDATE ...

The grounds look really nice. We had all the trees trimmed a couple times this year due to the heat and humidity. They sure grow fast in that kind of weather. The rope around the office was removed and the Board is deciding what to put around the office grounds. (Please don't walk across the grass to the pool or paper boxes. It is wearing a path.) All the sprinklers have been fixed and adjusted a couple times this summer so we have great looking grass. This past winter was hard on the Coconut Trees back by the pool. We had to remove two (2) of them as they eventually died. The three (3) trees on either side of the office that always made a mess on the pool deck were cut down.

We had the tennis court resurfaced, new net, new fence and new shuffle board markings. This also looks great.

By now you all know we have a new pool, deck, patio and equipment. Please stop by the website and take a look. Beautiful!

The back side (lanai side) of Building 3 was just power washed. The window sills were black and now they look great.



Painting



Building 1 was painted in July. The building, railings, ceilings & garage floors all look wonderful. What a difference the railings make.

Next year Building 3 will be painted and building 5 will be pressure washed.



CHECK OUT OUR RENTAL PAGE ON THE WEBSITE.

OWNERS ARE GETTING MANY CALLS TO RENT THEIR UNITS. THE SITE IS A GREAT SUCCESS





IMPORTANT REMINDERS & INFORMATION

- 1. You are only allowed 6 people to a unit.**
- 2. Remember to turn off the water to your unit when you leave for more than a day and to turn your water on slowly upon arrival and tell your renters the same**
- 3. Have your a/c units checked annually.**
- 4. No one is allowed on the roofs of our buildings without permission from the office or a board member.**
- 5. Owners, please remember to provide your renters with stairwell, mail box, storage locker and elevator keys in addition to the condo key. If the mailbox and storage keys are not given to your renters be sure to let them know they do not have access to them.**
- 6. Owners, please remember to provide your renters with a copy of the rules and regulations and be sure they know to register in the office and get a vehicle tag upon arrival.**
- 7. Owners, if your unit does not have a land line phone it is very important that you inform your renters. This has become a very big issue with renters.**



IMPROVING COMMUNICATION

This newsletter, like the last one, will be posted online. If you have given us an e-mail address you will not be receiving a hard copy of this newsletter. We are trying to save time and mailing expenses.

Keep up-to-date on the activities of Estero Cove, including Board meeting minutes, by visiting our web site www.esterocove.com. Ideas and photos relating to the business of the Association are always welcome. Email the manager or the President from links on the site. ***Check out the rental page.***

We have substantive owner e-mail lists now. If you would like to add or change an address, contact Sue Fisher in the office.



WATER CONSERVATION

As many of you are aware Estero Cove recently experienced a very significant increase in water costs. It is common knowledge that Ft. Myers Beach water system is antiquated and needs to be upgraded. With these upgrades will come higher cost as we have already experienced. Each of us can help keep costs down by, when the time comes, to select washers, dishwashers, toilets and showerheads that have water saving features. These are just a small example of what can be done to help. We all need to be conscious of conserving our water to help keep the maintenance fees at Estero Cove down. Please contact the Board or the office with questions or ideas on how to reduce our water usage without sacrificing the value of our investment in Estero Cove.

Our Sympathies are extended to:

Judy Alderton, Unit 262, whose husband, Jim Alderton passed away in 2009.

Anthony Raccio & Family, Unit 331, whose wife & mother, Norma Raccio, passed away in 2009.

Marg Kurth, Unit 211, for the loss her long time partner Harold Pierce who passed away in 2009.

John Kuzman, Jr., Unit 163, & Helen for the loss of his father & her husband, John Kuzman, Sr. who passed away Aug. 28, 2010.

We also extend our sympathies to the families of the following longtime renters:

*Whitey Norton
(Affectionately known as Whitey)*

WINDOWS

Many owners have inquired about installing new windows in their units. Since the windows are approximately 25 years old and the quality of windows is so much better now it is a good investment. It will help on your cooling bills and provide better protection during Florida's hazardous weather. The office has information available to those interested as there are new codes and permit rules to follow for installation which will help with purchasing. The office also has the new engineers report and imigation forms for insurance purposes.

Social Committee

Italian Night, which has become an annual favorite, ended our March activities. Lasagna, door prizes, awards from all the recent tournaments and lots of laughter were some of the highlights of the evening. This is just one of the many social activities planned and "manned" by the Social Committee which is open to all owners and renters. The committee's only prerequisites are willing hands and a cooperative spirit. You can always find out what they have planned by checking the bulletin boards for a schedule of activities.

In addition to the social activities the committee sponsors, the annual rummage & bake sale along with hamburger and hot dog lunches to help fund projects that improve the common areas around the complex. This past season some projects included new umbrellas & re-strapping of 19 lounge chairs at the pool.

A tip of our hats to the outgoing officers, Mary Sebastian, President and Gwen Spiess, Secretary. New officers will be announced in the fall.



**Estero Cove
Condominium
Association**

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Our Board Meetings

The Board will announce each meeting. Keep up with the meeting minutes by visiting our website at <http://www.esterocove.com>

