



estero coye news

December 2013

Highlights from Management and the Board

Treasurer's Update

Generally, it's good news from the treasurer's seat. There are no surprises in our budget.

- We continue to have reasonable and solvent reserves well beyond what is required by law. We revisit the balances and formulas on a regular basis.
- We continue to budget enough to handle various property maintenance issues that arise.
- We reassess our property value and match insurance to our needs.
- We continue to have strong owner interest in the finance committee and its deliberations.
- Our manager continues to negotiate contracts that are advantageous to our needs and our bottom line.

Budget items that continue to require our close scrutiny include rising island water/sewer costs and insurance costs. But there is no cause for alarm.

The annual budget proposed for 2014 includes no monthly association fee increase.

Gene Darin, Treasurer

Our longtime neighbor -- the Holiday Inn -- is becoming part of the Wyndham hotel chain and is called Wyndham Gardens. The owners and management are from the area and will remain the same. Some signage and sprucing up are always welcome. We continue to collaborate with the resort management -- allowing employee parking in a designated front area of our parking for their larger events. We receive cash, parking lot attendant attention, event passes and sometimes even food passes for our efforts. The cash adds up to nearly \$2,000 over the course of a year. The funds are on a separate income line of our budget.

The poolside WiFi amenity is still available for free to owners and for a small fee to renters. It is not accessible from every unit but wasn't intended as that. It was originally intended to be a common area amenity, only, but we may be adding antennae to boost the area of coverage. The renter fees offset some of the phone line charges, so please be sure they pay for the password in the office.

Irrigation is on the top of our list again. Bids and proposals are being considered for properly irrigating the berm by CVS and the dry side of the tennis courts. Budget monies have been set aside and at least one of the two projects will be happening soon.

The grounds at Estero Cove continue to look great. We had need to change our landscaping and cleaning services again but we seem to be back on track. You probably noticed that we sealed our new driveway and parking areas.

We know someone is likely inconvenienced when some projects progress. Thanks to all for their patience when some of these property projects are underway.

The nature trail has a new fence and gate. The area behind the bocce courts is for residents of Estero Cove and their guests ONLY. It is not a beach park -- it's our private property. With the new gate and signage we are hopeful that we will be able to curb trespassing and vandalism.

**MARK YOUR CALENDAR!! ANNUAL MEETING
January 16, 2014, 10 a.m., St. Peter Evangelical
Lutheran Church, 3751 Estero Boulevard, Fort
Myers Beach. If you cannot attend, watch for
your proxy in the mail.**

WELCOME NEW OWNERS

Changes in ownership occur quite often these days. Welcome to these families since our last newsletter:

**Building 1
Tangney, 144
Rahrig, 161
Ditroia, 165**

**Building 2
Mullally, 211
Duckstein, 212
Caswell, 234
Garney, 244
Harris, 245**

**Building 3
Brojack, 352**

**Building 4
Stephany, 412
Eid, 462**

**Building 5
Snow, 524
Marra, 534
Bookman, 544
Cermak, 554**

www. esterocove.com

CHECK OUT ALL THE INFORMATION WE HAVE ON OUR WEBSITE. YOU CAN KEEP UP WITH NEW PROJECTS. MEETING MINUTES, VENDORS, BOARD MEMBER CONTACTS, PHOTOS AND MORE CAN BE FOUND ON OUR ASSOCIATION WEBSITE. DID YOU KNOW THAT YOU MAY ADD A RENTAL AD TO THIS SITE FOR A SMALL FEE. (CALL THE OFFICE FOR THE PASSWORD IF YOU ARE AN OWNER WANTING TO SEE OUR MINUTES OR OTHER BUSINESS DOCUMENTS IN THE PASSWORD-PROTECTED SECTION.)
www.esterocove.com

For safety's sake --

Renters, owners and visitors should register with the office upon arrival or the next morning to obtain a pass for any vehicle(s) and a Renter Responsibility list. You would want the EMTs to know you are here in case of an emergency, right?

PET RESTRICTIONS --

NO renters, guests, or family are allowed to have pets on the property.

OWNER LISTS --

Owners only -- by state law. Available in the office.



IMPORTANT RULES & 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 renters.

IMPROVING COMMUNICATION

This newsletter, as in the past, will be posted online. You may also receive a hard copy or an emailed copy, depending on your instructions on file with the office. Help us save a tree and postage by receiving a digital copy or pulling it from the web.



PROPERTY REMINDERS

- 1) For owners who want to change the lock on their entry doors, please remember it must be a Schlage lock, it must be keyed to the master, and a separate key must be given to the office. The locksmith that the office uses is Beach Locksmith, Larry West. His number is listed on the website under "Service Contractors" and it is (239) 463-2752.
- 2) When considering upgrades in your unit each of us can help keep water costs down by selecting washers, dishwashers, toilets and showerheads that have water saving features. You should consider replacing washers/dryers and dishwashers if they are 10 to 15 years old.
- 3) Remember when you leave Estero Cove for more than 24 hours you must move your car out from under the building, provide the office with a car key, and PLEASE shut your water off.
- 4) Remember to change the batteries in your smoke alarms at least once a year & thermostats if they use batteries.

Our Condolences:

RECENT OWNER PASSINGS

Mike Brumleve, 524, August 12.

Lorraine Butkowski, 254, September 1.

Nick Malantesnic, 436, September 13.

Lyle Hicks, 165, November 2.

Jim Boylan, 351, November 16.

OWNER/LONG-TIME RENTER FAMILY MEMBERS WE KNOW ABOUT.

Doug & Audrey Davies, 446, on the passing of their daughter.

Barbara & Tom Puffer, 566, on the passing of Barb's dad 4/2, and Tom's sister, 10/25.

IF YOU HAVE PEOPLE YOU'D LIKE TO SEE REMEMBERED HERE NEXT TIME, PLEASE CONTACT SUE IN THE OFFICE.

Social Committee News

Welcome back to the 2013/2014 winter season at Estero Cove. Any and all owners and renters are invited to join the Social Committee. There are no dues.

The social committee plans events for neighbors to socialize beginning in January. The Committee uses funds raised to support projects around the property.

In the past season, funds helped pay for supplies for repairs in the "Back 40" nature preserve. The docks and walkways in that area need constant attention and are kept up by volunteers. In the past, funds have also been used for pool furniture, benches, a contribution to the new pool and other items.

The Social Committee has DISCONTINUED the annual tag/rummage sale, so discarded furniture and household items will no longer be collected or stored on-site. Refer disposal of large items to Sue in the office or consider one of the nearby charity thrift shops. Some pick up large loads.

Popular water aerobics with Bonnie is expected to continue and will start in January -- to be announced.

Ideas and helpers are always welcome -- whether for a short time or the whole season. We look forward to seeing you!!

Current officers are:

- Bonnie Reynolds, President, #432
- Judy Alderton, Vice Pres., #261
- Peggi Wilson, Secretary, #343
- Linda Tangney, Treasurer, #144



Estero Cove Condominium Association

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*This publication is
produced by volunteers
and the office of Estero
Cove .*

Estero Cove Condominium Association

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About Our Board of Directors... (Changes occur in January.)

President, Roy Silva, Unit 541, 239-463-1988
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Vice President, Terry Tyson, Unit 536, 239-463-1701
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Special Projects Director, Rich Engle, Unit 354, 239-765-7417,
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Our Board Meetings

As required, the Board posts every meeting on property at least 48 hours before the meeting. Keep up with the meeting minutes by visiting our website at <http://www.esterocove.com>. Minutes are for owners only, so please contact the office for the password needed to access these confidential owner documents.

