

ESTERO COVE NEWS



October 2016

RENOVATING?????

Please remember that per our bylaws, owners must file a construction form in the office before any major unit repairs or renovations.

DETAILS! DETAILS!

A few issues to address regarding your units, please. Thanks for your cooperation.

- ❖ Be sure that lanais tilers leave weep holes for storm water.
- ❖ Your vendors should remove their own debris, NOT dump it into our trash bins.
- ❖ Be considerate of your neighbors and the hours of loud jobs such as tiling.
- ❖ Be aware of how long elevators are tied up with deliveries and contractors.

TREASURER'S UPDATE PLEASE SEE PAGE 3

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

FROM OUR PRESIDENT

By Lowell Spiess

Welcome back for another season!

There have been many things happening over the summer at Estero Cove that I'd like to tell you about.

WiFi will continue as only a poolside amenity for the time being. It is not planned or budgeted to serve units. Some may be lucky to pick up the signal in a unit. You might also be lucky enough to pick up a signal from the Wyndham Gardens across the street. Still another choice made by many is to install a reliable system in your own unit at your own expense.

Crowding at the pool has become an increasing issue so the Board has instituted a new pool rule: "No table games in pool area from January 1 to April 1." It is posted on the sign in the pool area. We are counting on owners to speak up when rules are violated such as the games, drinking in the pool, glass in the pool area, diving, and more. Don't just whisper about what you see; inform the person quietly. Newcomers especially may just not be aware.

I want to thank the Social Committee and Landscape Committee for replacing the hedge along the front of the picnic area with some beautiful red tipped coco plums and bougainvillea trees.

The Check-In Fee that we have been talking about for some time is still in the planning stages. We are not ready to act on that. Barbara Puffer and finance committee members are researching our occupancy rates, expenses tied to high-volume usage periods, the law, and the practices at other island condos.

The Building 5 painting schedule was slow. We had to wait weeks to obtain a permit from the Town of Fort Myers Beach for repairs necessary before scheduling the painting. Power washing and painting is now underway.

I want to give special thanks to all owners for their speedy response to the Board's request to move the Windstorm reserves to the Deferred Maintenance/Exterior Maintenance reserve account and approving it unanimously. The passage of this request from the Finance committee will ease their 2017 budget deliberations somewhat.

(continued, FROM THE PRESIDENT, next page)

SEASON IS HERE.

SOME REMINDERS –

- Turn on your faucets slowly when first restarting water.
- Shut water off at your main valve if you'll be away more than 24 hours.
- If your hot water heater is more than 10 years old, it probably should be checked and/or replaced to avoid leaks.
- Railings aren't footrests or clotheslines.
- Walkways should be kept clear. That's a fire regulation.
- Stairwell doors should be kept shut.
- Check to be sure grills are left clean and OFF when you leave the barbecue area. Remove your trash to main dumpsters.

FROM THE PRESIDENT, continued from page one

There will be several votes taken at the Board meetings in coming months. Condo regulations and laws have been changing over the last several years and your Board is trying to keep up and stay in compliance. *You will hear details about each issue as it comes up.* Lots of background work must be completed.

The Zika virus problems in Florida have prompted your Board to have our property sprayed for three months. Each spray is \$220.

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

WE NEED ADDITIONAL VOLUNTEERS FOR FINANCE AND MAINTENANCE/COMPLIANCE COMMITTEES BEGINNING IN NOVEMBER. Want to volunteer? Email or call me.

Stop by the website www.esterocove.com 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.

Photo right: An example of the type of repair required for our 30+-year-old buildings. This is Bldg. 5.



RULES & IMPORTANT INFORMATION: Rules, regulations and unit occupant tips protect us all. Some are state law; some are property courtesies. 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 pool side of the office wall. **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. NO MOTORCYCLES OR OVERSIZED VEHICLES.

It's Party Time!!

Please see the Estero Cove website and property bulletin boards for the Social Committee contacts, plans and schedules.

Welcome New Owners

- * Unit 145 – Johnson - May
- * Unit 221 - Ricci - September
- * Unit 351 - Metke - June
- * Unit 433 - Barlow - May
- * Unit 521 - Snow - March



OUR CONDOLENCES

Our condolences to the family of longtime owner John Brink, formerly of unit 433 who died Aug. 29. We also remember longtime renter Sam Defranco.

TREASURER'S UPDATE

By Jim Shaffer

From my viewpoint, 2016 continues to be a challenging year. While we have experienced a number of unanticipated expenses, we are hopeful that before the end of the year we will see some expense categories that can offset those. As many of you are aware, repairs to our buildings have increased significantly over the last two years. This is not uncommon among our neighbors up and down the island, who are also experiencing similar issues. Our buildings are 30+ years old.

On October 18, 2016, the Board received owner approval to move nearly \$200,00 from an unused reserve account to the Deferred Maintenance/Exterior Maintenance reserve account to help fund the increasing building repairs. A tremendous thank you to our owners for their prompt response to this urgent need!

The Finance Committee and others who have worked on developing the annual Reserve Budget recognize their tremendous responsibility to ensure that money is available when it is needed to keep our facilities in excellent condition. In an effort to make sure that everything is covered, it was requested by the Board that we have a professional group provide Estero Cove with a reserve study. That study was scrutinized, modified, and finally completed in July, 2016. As a result, there will be a few items that will be added to our current reserve budget for 2017.

The Finance Committee is also reviewing the merits of a possible switch in Reserve Budget funding from our current "component method" to a "pooling method". The pooling plan is relatively new, but it has been effective in helping associations such as ours --particularly those with limited funds and the need for flexibility -- to stabilize the monthly maintenance fee calculation. If recommended by the Finance Committee and the Board, this potential switch would require a vote of the membership. Stay tuned.

My goal as treasurer is to keep monthly maintenance fees as low as possible while maintaining the short-term and long-term beauty and health of our facilities. This will continue to be a challenge during the coming years as our property ages.

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.

The new plantings at our picnic area



CONTACT INFORMATION

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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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