



# *Sanibel Harbour Tower South*

Condominium Association, Inc.

Owner Update—January 2010

## *Happy New Year!*

**\*The New Year ushers in a “new look” at the Resort.** From the moment you drive into the Resort, you instantly know there is a new game in town. The Sanibel Harbour Marriott Resort sign is up and greets all guests and Owners returning to the Resort. Even though January temperatures have been well below normal, the Resort has been very busy. The success of this new venture will have a positive effect on all of us in the South Tower.

**\*Board of Directors discuss progress at January meeting.** The January 6th meeting provided a forum to update Owners on numerous improvement and repair projects completed in December. Island Management reported our Spa has been repaired and is 100% operational. Likewise, the parking lot drainage system, a long time problem, has finally been re-worked and we will no longer face the standing water problems as in the past. And lastly, the Lobby doors have the needed new hardware and are fully operational. The major project the Board is working on is the waterproofing and painting of our building in the off-season in 2010. A comprehensive study has been completed and we are working diligently to successfully complete this project.

**\*Committees present opportunities for Owners.** At the January Board meeting, several committees were formed to handle the on-going business of our Association as well as those special projects that arise periodically. Currently there exists openings for two individuals on two committees-- Beautification and the newly created Social Committee. The Beautification Committee oversees and makes recommendations about the appearance of our building, lobby and property. The Social Committee will suggest, plan and coordinate events for our Association members. If you are interested, please e-mail your name and the committee you are interested in serving on to [sanibelnews@yahoo.com](mailto:sanibelnews@yahoo.com). We will be finalizing these committee assignments at our February 3rd Board meeting.

**\*Spring Cleaning in January?** We are serious about cleanliness and are taking steps to keep our building spotless. Sometimes this is a challenge in tropical climates. As a result, coupled with our perimeter pest control program to control any uninvited insects, etc., we will be reviewing proposals for regular on-going spraying of all units to prevent any problems of infestation. Upon listening to Owners at the January Board meeting, this type of program would be welcome with proper advance notice to the Owners. Additionally, we have had a qualified service provider power wash and treat the building trash chute as well as hand-polish and clean the trash chute doors on each floor.

**\*Take a minute to read the Minutes.** Each month the Minutes of the Board of Directors meetings are posted on [www.sanibelcondo.org](http://www.sanibelcondo.org) for all Owners information. It only takes a few minutes to review them and you will be up to date on the latest business of the Association. Simply click on the Condo Board button at the site and then click on View minutes. And as always, if you have any questions, feel free to e-mail any member of the Board.

**\*Watch your mailbox.** As a result of the Condo Unit Inspection (CUI) program, several Owners will be receiving letters to confirm the work requested has been completed. The letters are targeted at units that have cracked bathtubs and those that have gate valves that need attention. Either of



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these problems can pose a “high risk” of failure and as a result threaten the safety of the units below. If you receive a notice and have had the problem remedied, simply notify Island Management. If the problem still exists, please arrange the needed repairs as soon as possible.

\* ***Communication is the key.*** Every month, South Tower Owners will receive communication from the Board. These brief *Owner Updates* will be provided as well as the full quarterly Newsletters. This on-going communication effort is designed to keep everyone informed fully of the events and progress of our Association. If you have any suggestions at any time, feel free to e-mail any of the members of the Board.

\* ***Parking is a privilege.*** If you are planning a trip to the Resort and South Tower, don't forget our parking lot is for Owners and their guests only. All Owners must display the red owner's parking decal or an owner parking permit. In addition, Owners must obtain a guest parking pass for their guest's autos by going to [www.sanibelcondo.org](http://www.sanibelcondo.org), registering their guests and printing out the permit. As a reminder, parking under the building, as well as the spaces adjacent to our swimming pool, is for Owner's vehicles only. We ask also that due to space constraints, spaces in the garage be limited to one vehicle per unit.

***\*Next Board of Directors meeting is February 3, 2010.***

We hope you find this *Owner's Update* helpful. Look for the *South Tower Newsletter* in mid-February. If you have comments, send them to [sanibelnews@yahoo.com](mailto:sanibelnews@yahoo.com)