



MARINA VILLAGE BREEZE

April 2017

CATCHING UP ON THE NEWS

Hello from Marina Village!

We had a pretty quiet winter this year, but our springtime is off to a busy start. We'll use this newsletter to catch up on the winter news and then send out another newsletter shortly to begin showing you the exciting projects that are underway.

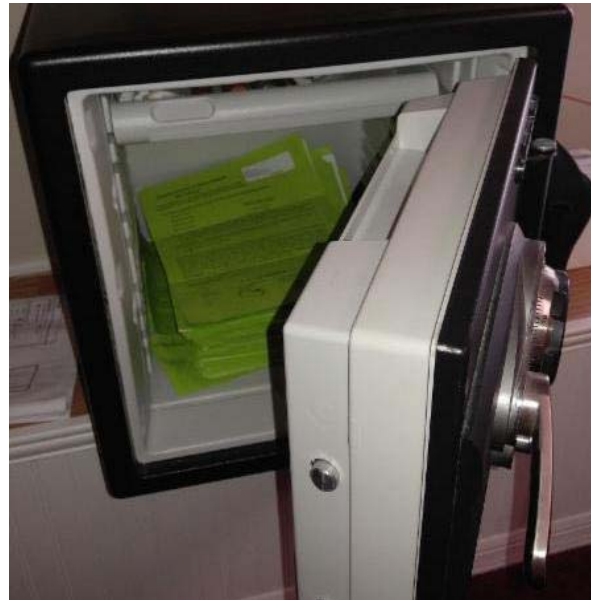
Annual Meeting

We held the Annual Owners' Meeting on January 11th with 30 owners in attendance. A big thanks to all of you who voted: we achieved 59% response, so we had a generous quorum to conduct business.

The Board election chose 3 Directors to serve the 2-year term for 2017 & 2018. You voted as follows: Marty Burke: 648, Catherine Clark 658, Kathrin Harris 361, Dick Rinehart 698. So, incumbents Marty and Dick are staying on the Board and now we have a new Director: Catherine (Cathi) Clark from Louisville, KY. Welcome, Cathi!

(In the follow-on Board meeting, Officers were chosen as follows: as

President, Marty Burke. As Vice President, Cathi Clark. As Secretary-Treasure, Nick Ruland.)



Your ballots were stored in a safe until the Owners' Meeting.

We had a good discussion about the Special Assessment that was levied this year. We reviewed this document [Spec Assessmt Summary](#) which shows the projects that the Board chose to fund with this assessment. The pool repair project was already well-known, and I gave background and answered questions on the other improvements on the list.

Owners wanted to know about the status of our reserve accounts, so we reviewed this document [Reserve Recap](#). The attendees were reassured to learn that we have a combined balance of over \$500,000 in our seven Reserve accounts and over \$70,000 in our Property Tax reserves.

Lauren Dillard, our Community Association Manager, told the group that the Association had ZERO delinquent maintenance fees last year! This news, along with the information about the reserve balances, gave the Owners a comfort level that our finances are in good shape.

Possibility of a 2nd elevator

We mentioned in November's annual letter to all Owners that the Board is evaluating the feasibility and cost of adding a 2nd elevator to the property. As of this writing, the engineering analysis is still in progress and the Board has NOT yet made its decision.

Owner Swaps

Would you be interested in coming to Marina Village at a different time this year? Check out the current swaps being offered:

301-21 wants to swap for Week 20 or Weeks 23 thru 50

301-24 wants to swap for Week 23

504-31 & 505-31 want to swap for 2 units in Weeks 26 thru 30

705-37 wants to swap for Weeks 40, 44 or 45

404-33 and/or 603-37 want to swap in 2017 for Weeks 45 thru 49 or Week 52 or in 2018 for Weeks 1 thru 10

602-40 wants to swap for Weeks 42 thru 45

601-44 or -45 or -46 wants to swap for Week 36

... and...

605-38 in 2018 wants to swap for Weeks 7, 8 or 9 in 2018.

Please call the office promptly if you'd like to swap your unit-week with one of the owners above.

Sales, Sales and More Sales

Re-sales in 2017 are off to a great start with contracts written for units throughout the calendar year. If you are considering selling, please call the Office to discuss the current market and to take the first steps.

Happy Spring to all...

... and best regards on behalf of our Board of Directors and the Management Company. We will be back in touch soon!

Thank you,
-- *Paul Rosen*

Handy links for you:

[Our website](#) [Contact Us](#)
[Current Unit-Weeks For Sale](#) [Current Owner Swaps Offered](#)

Marina Village at Snug Harbor
645 Old San Carlos Blvd, Fort Myers Beach, FL 33931
Office phone 239-463-3949 Fax 239-463-1700

Marina Village Condo Assoc, 645 Old San Carlos Blvd, Ft Myers Beach, FL 33931

MARINA VILLAGE AT SNUG HARBOR

2017 Special Assessment, as approved by Board of Directors 10/20/2016

Project	Est. Cost	Timeshare		Commercial	
		Total	Per Unit-Wk	Total	Per Comml Unit
Pool Deck Repairs	\$ 160,000	\$ 160,000	\$ 123	\$ -	\$ -
Flood Protection System for burst pipes or overflowing fixtures	\$ 20,000	\$ 18,000	\$ 14	\$ 2,000	\$ 667
Fire pump & fire system backflow preventer	\$ 30,000	\$ 27,000	\$ 21	\$ 3,000	\$ 1,000
Dehumidify attic above 7th floor	\$ 15,000	\$ 15,000	\$ 12		
Available Balance for other Infrastructure projects	\$ 34,000	\$ 34,000	\$ 26		
Subtotal	\$ 259,000	\$ 254,000	\$ 195	\$ 5,000	\$ 1,667

MARINA VILLAGE AT SNUG HARBOR -- RESERVE BALANCES As of 1/8/2017 (2016 numbers are not final)

CAPITAL RESERVES

	BOAT	CLUBHOUSE	CONDO BUILDING	PAINTING	ROOF
2015 Year-end Balance	\$ 6,469.41	\$ 10,593.02	\$ 25,588.98	\$ 13,582.03	\$ 46,020.26
Plus 2016 Funding	\$ 7,000.00	\$ 7,000.00	\$ 32,822.00	\$ 5,685.00	\$ 15,000.00
2016 Opening Balance	\$ 13,469.41	\$ 17,593.02	\$ 58,410.98	\$ 19,267.03	\$ 61,020.26
Minus 2016 Expenses	\$ -	\$ (5,892.43)	\$ (15,686.10)	\$ -	\$ -
2016 Year-end Balance	\$ 13,469.41	\$ 11,700.59	\$ 42,724.88	\$ 19,267.03	\$ 61,020.26
Plus 2017 Special Assessment	\$ -	\$ -	\$ 99,000.00	\$ -	\$ -
Plus 2017 Funding	\$ 6,294.00	\$ 11,162.00	\$ 32,822.00	\$ 5,685.00	\$ 24,818.00
2017 Opening Balance	\$ 19,763.41	\$ 22,862.59	\$ 174,546.88	\$ 24,952.03	\$ 85,838.26

	POOL & SPA	TIMESHARE UNITS	TOTALS	
2015 Year-end Balance	\$ 5,033.47	\$ 41,199.71	2015 Year-end Balance	\$ 148,486.88
Plus 2016 Funding	\$ 6,662.00	\$ 76,991.00		
2016 Opening Balance	\$ 11,695.47	\$ 118,190.71	2016 Opening Balance	\$ 299,646.88
Pool Project Funding: Wk 53	\$ 15,525.00	\$ -	2016 Year-end Balance	\$ 118,308.06
Pool Project Funding: TSU	\$ 70,705.50	\$ (70,705.50)		
Minus 2016 Expenses	\$ (160,486.75)	\$ (14,798.54)	2017 Opening Balance	\$ 528,468.06
2016 Year-end Balance	\$ (62,560.78)	\$ 32,686.67		
Plus 2017 Special Assessment	\$ 160,000.00	\$ -		
Return Project Funding: TSU	\$ (70,705.50)	\$ 70,705.50		
Plus 2017 Funding	\$ 6,662.00	\$ 63,717.00		
2017 Opening Balance	\$ 33,395.72	\$ 167,109.17		

PROPERTY TAX ESCROW

	PROPERTY TAXES
2015 Year-end Balance	\$ 14,611.98
Plus 2016 Funding	\$ 54,600.00
Minus 2016 Expenses	\$ (52,807.19)
2016 Year-end Balance	\$ 16,404.79
Plus 2017 Funding	\$ 54,600.00
2017 Opening Balance	\$ 71,004.79