



MARINA VILLAGE AT SNUG HARBOR

645 Old San Carlos Blvd, Fort Myers Beach, FL 33931-2153
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Visit our website at www.marinavillage.cc

**OFFICIAL CALL FOR THE 2023 ANNUAL MEMBERSHIP MEETING
MARINA VILLAGE AT SNUG HARBOR CONDOMINIUM ASSOCIATION, INC.**

November 27, 2022

Dear Owners,

You are hereby notified that the 2023 Annual Membership meeting of the Marina Village at Snug Harbor Condominium Association, Inc., will be held via ZOOM on Wednesday January 11, 2023 at 3:00 PM Eastern Time. A Board of Directors meeting will be held afterward at approximately 4:00 PM, also by ZOOM.

To receive instructions for **joining the meeting**, please email INFO@MARINAVILLAGE.CC by Noon on January 11th.

The agenda for the Annual Membership meeting will include the following:

1. Review the Board-adopted 2023 Budget.
2. Transact such other business as may properly come before the membership.

This year, our election will be conducted online. Detailed instructions are provided in this letter.

A majority of ballots is needed before the Annual meeting. Without a quorum, a second meeting will be required.

Please help us achieve quorum. Vote by DECEMBER 16th!

Thank you in advance for your help and support.

Best regards,

**Your Board of Directors
Marina Village at Snug Harbor Condominium Association**

November 2022

Our Annual Letter to the Owners



“THE WORLD TURNED UPSIDE DOWN”

Greetings, Marina Village Association Members --

This year, Marina Village’s history has two parts: before and after September 28th.

- **Before:** We were having a banner year with no delinquencies, Gold Star RCI rating, and record sales and occupancy, despite inflationary increases for utilities, services and operating expenses. We kicked off 3 key projects:
 - New aluminum roof railings and related repairs, completed this summer.
 - New aluminum railings on the lanais were ready for installation in October.
 - Replacing the carpeting in the bedrooms with luxury vinyl plank flooring (17 units completed before lan hit).



- **After:** We totally focused on the disaster recovery activities of debris clean-up, securing the building, and stabilizing all units against heat and humidity damage. We’re now dealing with contractors for proposals and with our insurance company to secure the monies that allow us to proceed in rebuilding back.

So now let us focus on looking forward.

*** 2023 BUDGET ***

The Association's financial health continues to be solid and the Board-adopted 2023 budget is designed to keep it that way.

Our 2023 annual fee will be \$1,231 per unit-week. This is made up of 4 components:

1. Hurricane Ian Special Assessment: \$500

Two types of funds will rebuild our resort from Hurricane Ian: 1) our insurance company, Frontline, should provide the majority based on its adjuster's submitted claim(s), and 2) a special assessment from MV Owners for expenses such as the insurance deductibles, co-pay and exclusions, and any uninsured losses and recovery expenses.

The Board-adopted assessment of \$500 funds that 2nd category of expense and lets us begin now some Hurricane reconstruction planning, permitting, material ordering, etc., with the bulk of repairs commencing when we reach a successful settlement of our insurance claim.

The size and timing of our insurance payout is critical but unknown at this point. We expected an initial \$300,000 payment weeks ago, but it hasn't arrived yet. Our insurance company could obstruct or significantly delay payments, even requiring mediation/litigation to collect. That would delay the start of the bulk of the repair work, jeopardizing our goal to reopen in September.

We could avoid the waiting game by adding \$500/unit-week to this Hurricane Assessment (for a total of \$1,000). With this added funding early in the year, we could start more extensive Hurricane reconstruction work and help ensure Marina Village reopens on-time.

The ballot asks you to choose the \$500 or \$1,000 Hurricane Assessment level and, if the higher level is approved, the Board will announce a second \$500 payment due March 31st.

Any insurance or assessment funds remaining after the completion of reconstruction will be evenly distributed across all unit-weeks as credits toward future maintenance fees.

2. Maintenance Fees for Operations: \$398

Our budget assumes reopening September 1, 2023. Prior to then, we have budgeted for essential operating services needed while we rebuild and maintain the building. The last 4 months of the year are budgeted at inflation-adjusted levels for providing the full operating level of services. We anticipate a significant increase in insurance premiums.

3. Reserve Funding: \$287

This component is based, as always, on the annually updated Reserve Study that assesses the timing and cost to replace all the capital items owned by the Association. The 2023 budget fully satisfies the State of Florida's requirements for funding reserves.

4. Property Taxes: \$46

We estimate that 2023 property taxes will increase to around \$60,000, due to the increase in our assessed market value from record-setting sale prices in 2022.

As a side note, I want to share that your 5 Board members own a combined 24 weeks, so we're very much "in the soup" along with everyone else!

Remember, even though Marina Village is currently closed and exchange companies won't accept deposits while our area is so devastated, you must pay your annual fee in full to keep your property. This is just a fact of condominium living: your ownership is conditional upon being a member in good standing in the Association.

We have prepared a separate page in this letter with instructions on how to pay this year.

Finally, if you need to discuss a payment plan or if you wish to deed-back your unit-week, please email Management at info@marinavillage.cc to arrange a confidential conversation.

*** 2023 ELECTION ***

This year, there's no need for a Board election because our current directors are running unopposed. *Congratulations and thank you* to Cathi Clark, Marty Burke and Dick Rinehart for your continued service to our "family."

Our election will be conducted online for the first time. You'll find it quick and easy - less than 2 minutes to vote! We have prepared a separate page in this letter with instructions on how to vote online. Of course, contact us if you don't feel you can handle voting this way.

*** FINAL REMINDER ***

Our newsletters are a vital link to keep you informed about the news at Marina Village. If you change your email address, address or phone numbers, please notify us at your earliest convenience.

My fellow Board Members and I thank everyone for your many messages of encouragement. Some of our neighboring time-share resorts were damaged beyond repair and won't be back. We are bringing our collective experience to the work needed to restore our great resort, and we'll continue to keep you posted via our Newsletters.

We wish you all a healthy and joyous Holiday Season!

Paul Rosen

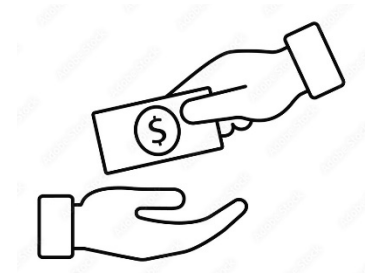
******* KEY DEADLINES *******

- **December 16, 2022:** Cast your ballot so we're sure to achieve a quorum on Jan 11th.
- **January 1, 2023:** Annual fee payment of \$1,231/unit-week is due in full.
- **January 11, 2023:** Annual Membership meeting.
- **January 31, 2023** Deadline for full payment to be received to avoid late fee and interest.
- **February 1, 2023:** Unpaid accounts are billed a late fee of \$25 and 1.5% monthly interest.
- **April 1, 2023:** Delinquent timeshare owners are subject to lien and foreclosure.

***** **HOW TO PAY YOUR FEES THIS YEAR** *****

1. Calculate the amount to pay by multiplying the number of unit-weeks you own by \$1,231.

Note: if you already have a credit toward your 2023 fees, we will email you by Wednesday 11/30 your net amount due. Please check your inbox and your spam folder for this email from "info@marinavillage.cc".



2. Write a check -- or use your bank's billpay service to write a check -- payable to Marina Village at Snug Harbor. Your check should be mailed to our temporary address:

**Marina Village at Snug Harbor
PO Box 62763
Fort Myers, FL 33906-2709**

As always, we encourage you to pay by check to eliminate 3% processing fees, but this year we have added the ability to pay by credit card from our website.

Visit the MV OWNERS tab on our website and [click on the box](#)

Pay Condo Fees

This will take you to a website where you'll be prompted to enter your name, contact information, credit card information and amount.

Finally, DO NOT pay by wire transfer or ACH. These methods do not identify who made the payment!

***** **HOW TO VOTE THIS YEAR** *****

This year, we are using Simply Voting, an online company that conducts secure elections for companies and governments, large and small.

NOTE: Only owners with emails will be enrolled in this system; owners without emails will be mailed a paper ballot.



There is no contest this year for Board members, so our ballot contains 2 familiar questions:

1. Approve the 2023 budget and reserve funding
2. Conduct business by Proxy at the Annual Meeting

Simply Voting has a current list of all our owner accounts, including the number of unit-weeks owned by each account and the primary contact person's name and email address.

- Whether you own 1 week or several, ONE contact person will get ONE email to submit your vote. In the final tally, it will be multiplied by the number of weeks you own.

**By Wednesday
November 30**

Simply Voting will email an easy login link to the contact person on your account.

Please check your inbox and your spam folder for this email.

To vote, you'll click the link in the email. From there, you will be guided through voting, reviewing, and submitting your ballot. When you get a receipt at the end, you know your vote has been counted.

**By Friday
December 16**

Please submit your ballot by this date so we can achieve quorum and hold our Annual Meeting on-schedule on January 11.

If you have any questions or need any assistance, please email us at "info@marinavillage.cc".

MARINA VILLAGE AT SNUG HARBOR CONDOMINIUM ASSOCIATION -- Fiscal Year 2023

	2021	2022 BUDGET: 1/1/2022 - 12/31/2022			2023 BUDGET: 1/1/2023 - 12/31/2023				
	52 weeks	53 weeks = 1325 unit-weeks			52 weeks = 1300 unit-weeks				
	Audited Financials	Approved Budget	Year-end Forecast	Variance	2023 Timeshare	2023 Commercial	2023 Total	Timeshare per U-Wk	Commercial per Unit
Income									
Interest Earned	388	250	295	(45)	600	-	600	0	-
Hurricane Ian Insurance Proceeds		-	100,000	(100,000)	2,000,000		2,000,000	1,538	
Hurricane Ian Assessment		-	-	-	650,000		650,000	500	
Late Fees & Interest	2,734	2,500	1,329	1,171	1,500	-	1,500	1	-
Maintenance Fee	678,410	720,072	720,072	-	516,978	11,110	528,088	398	3,703
Other Income	4,146	-	-	-	-	-	-	-	-
Restaurant-related Income		3,600	6,870	(3,270)	2,400	-	2,400	2	-
Sales Assoc Owned U-Wks	15,250	10,000	2,500	7,500	10,000	-	10,000	8	-
TOTAL Income	700,928	736,422	831,066	(94,644)	3,181,478	11,110	3,192,588	2,447	3,703
Expenses									
Audit Fees	6,334	6,400	6,344	56	5,850	650	6,500	5	217
Bank Service Charges	8,518	10,000	6,821	3,179	10,000		10,000	8	-
Boat	32,057	33,000	24,282	8,718	10,863		10,863	8	-
Cable TV	21,026	22,150	14,290	7,860	7,200		7,200	6	-
Collections & Bad Debt Exp	601	10,250	348	9,902	10,250		10,250	8	-
Division Fees	2,600	2,600	2,600	-	2,600		2,600	2	-
Electric	35,720	40,000	37,400	2,600	33,000		33,000	25	-
Fees, Dues and Licenses	1,985	1,850	1,970	(120)	1,850		1,850	1	-
Food	474	1,800	740	1,060	525		525	0	-
Housekeeping	129,450	127,500	102,533	24,967	45,000		45,000	35	-
Hurricane Ian Recovery Expenses	-	-	249,465	(249,465)	2,650,000		2,650,000	2,038	
Income Tax Expense	730	1,240	-	1,240	-		-	-	-
Insurance	44,714	48,000	54,004	(6,004)	54,000	6,000	60,000	42	2,000
Labor & Taxes	212,844	225,000	231,771	(6,771)	195,200		195,200	150	-
Legal & Professional Fees	-	5,000	1,018	3,983	4,500	500	5,000	3	167
Management Fee	35,000	35,000	35,000	-	31,500	3,500	35,000	24	1,167
Office Expenses	7,398	5,432	1,959	3,473	2,500		2,500	2	-
Office Systems	9,304	9,200	9,529	(329)	10,000		10,000	8	-
Pest Control	3,251	2,500	1,651	849	2,500	See Note 1	2,500	2	-
R & M - Building	47,387	50,000	22,331	27,669	25,000		25,000	19	-
R & M - Elevator	10,162	15,000	13,562	1,438	16,000		16,000	12	-
R & M - Grounds	6,036	4,000	4,892	(892)	1,900	100	2,000	1	33
R & M - Pool/Spa	12,980	12,000	11,376	624	10,000		10,000	8	-
Sales Costs Assoc U-Wks	3,435	7,000	2,500	4,500	7,000		7,000	5	-
Security	449	500	518	(18)	240	360	600	0	120
Telephone & Internet	15,669	12,000	10,812	1,188	10,000		10,000	8	-
Trash Removal	5,868	6,000	5,198	802	4,000		4,000	3	-
Unit Supplies/Housewares	20,085	18,000	20,007	(2,007)	10,000		10,000	8	-
Water	24,822	25,000	23,030	1,970	20,000	See Note 1	20,000	15	-
TOTAL Expenses	698,899	736,422	895,950	(159,528)	3,181,478	11,110	3,192,588	2,447	3,703
Owner Contributions to Reserves	Audited Financials	Approved Budget	Actual Funding		Board-Adopted Budget (See Note 2)			Timeshare per U-Wk	Commercial per Unit
Reserves: Clubhouse	8,372	4,860	4,860	-	Timeshare	Commercial	Total		
Reserves: Condo Building (See Note3)	142,011	55,467	55,467	-	7,798		7,798	6	-
Reserves: Painting	3,739	2,243	2,243	-	81,268		81,268	63	-
Reserves: Pool & Spa	300	288	288	-	2,422	242	2,422	2	81
Reserves: Roof	25,584	3,799	3,799	-	20,134		20,134	15	-
Reserves: Timeshare Units	101,636	108,915	108,915	-	66,572	7,397	73,969	51	2,466
One-time Boat & Surplus	(101,800)	-	-	-	195,328		195,328	150	-
TOTAL Contribs to Reserves	179,842	175,572	175,572	-	373,522	7,639	380,919	287	2,546
Recap:	Assessed	Budgeted	Assessed		Board-Adopted Budget (See Note 2)			Timeshare per U-Wk	Commercial per Unit
Annual Ops & Reserves	858,362	895,644	895,644	-	890,500	18,749	909,249	685	6,250
Annual Property Taxes	50,700	54,325	54,325	-	59,800	-	59,800	46	-
Special Assessment	-	111,194	111,194	-	650,000	-	650,000	500	-
TOTAL, Annual Fees	909,062	1,061,163	1,061,163	-	1,600,300	18,749	1,619,049	1,231	6,250

Note 1: Timeshare budget excludes reimbursement from Commercial Units 3, 4, & 5 which are billed as as incurred.

Note 2: Proposed budget fully complies with requirement for establishing reserves as required by Florida Statutes.

Note 3: Excluding 2022 Building Reserves Special Assessment



MARINA VILLAGE AT SNUG HARBOR

UNIT-WEEK CALENDAR 2023 to 2026

Week	2023	
	Saturday to Saturday	
1	01/07/23	01/14/23
2	01/14/23	01/21/23
3	01/21/23	01/28/23
4	01/28/23	02/04/23
5	02/04/23	02/11/23
6	02/11/23	02/18/23
7	02/18/23	02/25/23
8	02/25/23	03/04/23
9	03/04/23	03/11/23
10	03/11/23	03/18/23
11	03/18/23	03/25/23
12	03/25/23	04/01/23
13	04/01/23	04/08/23
14	04/08/23	04/15/23
15	04/15/23	04/22/23
16	04/22/23	04/29/23
17	04/29/23	05/06/23
18	05/06/23	05/13/23
19	05/13/23	05/20/23
20	05/20/23	05/27/23
21	05/27/23	06/03/23
22	06/03/23	06/10/23
23	06/10/23	06/17/23
24	06/17/23	06/24/23
25	06/24/23	07/01/23
26	07/01/23	07/08/23
27	07/08/23	07/15/23
28	07/15/23	07/22/23
29	07/22/23	07/29/23
30	07/29/23	08/05/23
31	08/05/23	08/12/23
32	08/12/23	08/19/23
33	08/19/23	08/26/23
34	08/26/23	09/02/23
35	09/02/23	09/09/23
36	09/09/23	09/16/23
37	09/16/23	09/23/23
38	09/23/23	09/30/23
39	09/30/23	10/07/23
40	10/07/23	10/14/23
41	10/14/23	10/21/23
42	10/21/23	10/28/23
43	10/28/23	11/04/23
44	11/04/23	11/11/23
45	11/11/23	11/18/23
46	11/18/23	11/25/23
47	11/25/23	12/02/23
48	12/02/23	12/09/23
49	12/09/23	12/16/23
50	12/16/23	12/23/23
51	12/23/23	12/30/23
52	12/30/23	01/06/24

Week	2024	
	Saturday to Saturday	
1	01/06/24	01/13/24
2	01/13/24	01/20/24
3	01/20/24	01/27/24
4	01/27/24	02/03/24
5	02/03/24	02/10/24
6	02/10/24	02/17/24
7	02/17/24	02/24/24
8	02/24/24	03/02/24
9	03/02/24	03/09/24
10	03/09/24	03/16/24
11	03/16/24	03/23/24
12	03/23/24	03/30/24
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15	04/13/24	04/20/24
16	04/20/24	04/27/24
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26	06/29/24	07/06/24
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28	07/13/24	07/20/24
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32	08/10/24	08/17/24
33	08/17/24	08/24/24
34	08/24/24	08/31/24
35	08/31/24	09/07/24
36	09/07/24	09/14/24
37	09/14/24	09/21/24
38	09/21/24	09/28/24
39	09/28/24	10/05/24
40	10/05/24	10/12/24
41	10/12/24	10/19/24
42	10/19/24	10/26/24
43	10/26/24	11/02/24
44	11/02/24	11/09/24
45	11/09/24	11/16/24
46	11/16/24	11/23/24
47	11/23/24	11/30/24
48	11/30/24	12/07/24
49	12/07/24	12/14/24
50	12/14/24	12/21/24
51	12/21/24	12/28/24
52	12/28/24	01/04/25

Week	2025	
	Saturday to Saturday	
1	01/04/25	01/11/25
2	01/11/25	01/18/25
3	01/18/25	01/25/25
4	01/25/25	02/01/25
5	02/01/25	02/08/25
6	02/08/25	02/15/25
7	02/15/25	02/22/25
8	02/22/25	03/01/25
9	03/01/25	03/08/25
10	03/08/25	03/15/25
11	03/15/25	03/22/25
12	03/22/25	03/29/25
13	03/29/25	04/05/25
14	04/05/25	04/12/25
15	04/12/25	04/19/25
16	04/19/25	04/26/25
17	04/26/25	05/03/25
18	05/03/25	05/10/25
19	05/10/25	05/17/25
20	05/17/25	05/24/25
21	05/24/25	05/31/25
22	05/31/25	06/07/25
23	06/07/25	06/14/25
24	06/14/25	06/21/25
25	06/21/25	06/28/25
26	06/28/25	07/05/25
27	07/05/25	07/12/25
28	07/12/25	07/19/25
29	07/19/25	07/26/25
30	07/26/25	08/02/25
31	08/02/25	08/09/25
32	08/09/25	08/16/25
33	08/16/25	08/23/25
34	08/23/25	08/30/25
35	08/30/25	09/06/25
36	09/06/25	09/13/25
37	09/13/25	09/20/25
38	09/20/25	09/27/25
39	09/27/25	10/04/25
40	10/04/25	10/11/25
41	10/11/25	10/18/25
42	10/18/25	10/25/25
43	10/25/25	11/01/25
44	11/01/25	11/08/25
45	11/08/25	11/15/25
46	11/15/25	11/22/25
47	11/22/25	11/29/25
48	11/29/25	12/06/25
49	12/06/25	12/13/25
50	12/13/25	12/20/25
51	12/20/25	12/27/25
52	12/27/25	01/03/26

Week	2026	
	Saturday to Saturday	
1	01/03/26	01/10/26
2	01/10/26	01/17/26
3	01/17/26	01/24/26
4	01/24/26	01/31/26
5	01/31/26	02/07/26
6	02/07/26	02/14/26
7	02/14/26	02/21/26
8	02/21/26	02/28/26
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37	09/12/26	09/19/26
38	09/19/26	09/26/26
39	09/26/26	10/03/26
40	10/03/26	10/10/26
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47	11/21/26	11/28/26
48	11/28/26	12/05/26
49	12/05/26	12/12/26
50	12/12/26	12/19/26
51	12/19/26	12/26/26
52	12/26/26	01/02/27