

Marina Village BREEZE

November 14, 2022

7 Weeks Later



This picture accompanied a recent front-page article in the Fort Myers News Press entitled "Wiped Off the Face of the Earth". Times Square is truly gone. Marina Village is partially visible at the top of the picture.

Fellow Owners,

It's been seven weeks since Hurricane Ian devastated Fort Myers Beach. Lauren and I have been here 5 of those 7 weeks and will fly home this coming Saturday, returning again on December 1st.

We imagine some owners are wondering why we estimate we may be closed for possibly a year for construction and repair? After all, the island is open to traffic... and even Wahoo Willies opened this past weekend (serving from a food truck).

The short answer is, if we can open sooner, of course we will. The longer answer follows now, with some new details.

OUR CONDOMINIUM BUILDING: both good news and bad news

Most of the truckloads of debris and sand that floated into our parking lot (including a 15' x 25' boat dock from who knows where!), our hallway, picnic area, maintenance room, pool bathrooms, and, last but not least, our office, have been removed. We're still waiting for the removal of the big dumpster that destroyed our pool railing and landed between our lobby and Snug Harbor; it's overflowing and stinks. (You're lucky that the photos we previously shared couldn't convey the... um... aroma.)



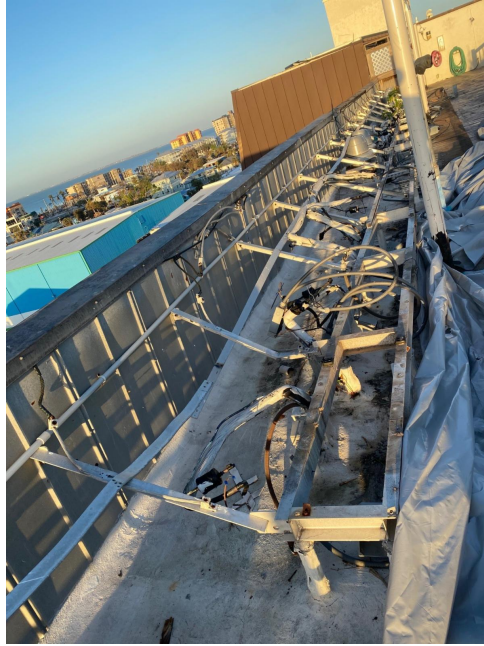
Big, stinky dumpster.

The mountains of trash in the town park and Old San Carlos Blvd are finally disappearing! Much of the island is riddled with similarly sized piles that have yet to be removed. Because of the town park, we apparently received priority Trash Pick-up status.

We were incredibly fortunate in another critical way: the FP&L transformer in our picnic area not only feeds us, but also the temporary Coast Guard facilities in Moss Marina and, most importantly, the main water supply pumps for the north end of Estero Island. Were it not for those squeaky wheels, we wouldn't have gotten the grease!



*Early-on, the roof was an important subject of investigation.
Below, this is the mansard area after the A/C condensers have been disconnected and removed.*



This Friday, a structural engineer brought in by the insurance company will examine and make recommendations for repairs to the south-facing mansard roof. The interior side of the mansard was vertical (90 degrees) but the high sustained winds and fierce gusts canted it to 82 degrees. This was enough movement to shift the 25 air conditioners by several inches, opening up multiple voids in the roofing that allowed water to enter the building.

Friday's inspection will determine whether this deformation is repairable, or the whole mansard needs replacing. Fingers are crossed for it being repairable! Beyond that, this entire area of roofing will need replacing, and a new support structure for the AC units fabricated before they can be reinstalled.



*The interiors of the 8 blown-out units are being protected.
The utility closet area is closely inspected to understand necessary repairs.*



Since previously describing to you the condition of the units, additional problems have surfaced from the roof water penetrating the chase-ways and reaching the utility closets (where the AC air handler and hot water heater are) and some adjacent areas in virtually every unit. This equipment will be removed in order to replace/repair the drywall as necessary. Additional drywall has been removed in 18 units. A couple of electrical panels need to be replaced as well because of water penetration.

There are lots of details that have to be attended to: virtually every one of our electronic door locks were ruined, along with 80% of the window screens. Some of the new flooring in the bedrooms suffered water damage. To continue stabilization and prevent a mold humidity bloom, dehumidifiers and portable AC units have been placed in every unit until the central air conditioning systems are reinstalled and commissioned.

Everything is repairable or replaceable, but it doesn't happen overnight.

Almost a month ago, our insurance adjuster requested that our carrier make the first payment to us of \$300,000 to cover the initial mitigation/ cleanup/ stabilization work (www.bmscat.com). That first critical phase was completed last week... but we're still waiting for the check!

The Annual Letter and Maintenance Fees



*"Welcome to Marina Village! We'll be with you shortly!"
Not ready for a swim yet..."*



Our office was obliterated: we have no electricity, phones, internet, computer network, downstairs furniture or equipment including the credit card reader, no mailbox or mail delivery and no office supplies. Our pool bathrooms, beach room and maintenance rooms were also wiped out and need to be built anew. The pool filtration system was in process of a rebuild and due to be completed the day Ian clobbered us. Now we need to start over.

We are working 100% off-site and have rented a PO Box over in Fort Myers.

This year we're unable to mail every owner an individualized letter, invoice and ballot so... the Annual Letter will be "sent out" via a "Special Edition" of this newsletter.

We'll announce the Board-adopted 2023 fees in that newsletter and will ask you to send in your payment based on the number of unit-weeks you own. You can do this, right?? It's pretty straightforward, you just have to do the multiplication if you own more than 1 week.

For those owners who have already pre-paid some of their 2023 maintenance fees, we will email you the net amount you owe.

As always, we prefer payment by check to save credit card processing fees, however, you will be able to go to our website and pay via credit card.

Voting will be different too: there is no Board election since the three incumbent Directors are the only ones running. The vote on the budget will be handled via an internet-based service. More details will be provided soon.

We need your flexibility this year. If all this computer “stuff” is overwhelming, know that you can reach us by just replying to the email that delivers these newsletters.

Personal thoughts from 3 of your Board Members:



*Dick Rinehart and I talked about the path to recover from the storm.
Chef Rizzo, Nick Ruland and Taki celebrate the first pot of gumbo post-Hurricane.*



On November 1st, Director Dick Rinehart was visiting family in nearby Fort Myers, so he and his daughter Michelle met us at the resort. Lauren asked him whether this was what he expected to see and he answered, "Oh no -- this is so much worse. I've been through two major tornadoes and I've never seen such devastation."

Director Nick Ruland drove down the length of the island yesterday for the first time and was shocked at the utter destruction everywhere he looked. "This is a nightmare beyond my wildest expectations." Nick and Mary's house on San Carlos Island flooded and is completely stripped down to the studs and concrete block exterior walls.

Lauren, Laurie and I drove the whole island and yes, this is the worst devastation I've ever seen...and I've been through Donna ('61), Andrew ('92), Charlie ('04), Sandy ('12), and Irma ('17) and, although they were all horrific, Ian was the worst!

** ** *

My summary at the seven week mark is this: Yes, Fort Myers Beach is suffering. Yes, Marina Village is still standing tall...but wounded. We WILL make it through this challenge and emerge stronger on the other end!

OKAY -- back to work now... Thanks again for your kind words of support and appreciation for our newsletters. We are committed to keep the communication flowing.

-- Paul

P.S. If you are interested in vacationing elsewhere in Florida while Fort Myers Beach recovers, we've heard from Club Sevilla, a timeshare resort in Kissimmee. They are offering Marina Village owners a unit for \$700 / week, which equals the unit's maintenance fees. Feel free to contact them directly; their website is www.clubsevilla.com. They mentioned that they are booked up during weeks 4 – 12.

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