



Sanibel Harbour Tower South

Condominium Association, Inc.

Owner Update—March, 2010

Happy Spring!

* ***“Good Day Sunshine”***. That old Beatles tune accurately describes conditions here at Sanibel Harbour South Tower. After an up and down winter, the sun has come back to greet vacationers and spring breakers. Warm temperatures and beautiful sunsets are the rule right now. If you are thinking of returning to your home away from home, now is the time.

* ***Don't Forget to Turn Off the Water.*** We have mentioned this in the past, but following a discussion at the March 3rd Board of Directors meeting, it was agreed we cannot emphasize it enough. If a unit is going to be vacant for three consecutive days, it is the owner's responsibility to have the water turned off. Likewise, if you have a rental agent or property management company handling your condo, you need to advise them of this requirement. Taking a second to turn off the main valve can save thousands of dollars in potential damage.

* ***Pool Heater Up and Running.*** Sometimes things break and at the end of January our pool heater shut down. Fortunately, it was still under warranty. Unfortunately, under the terms of that warranty, we had to deal directly with the manufacturer and their repair team versus doing the repairs ourselves. This added time to the repair process, but it was up and operational on February 9th. If you were visiting during that time and were inconvenienced, we apologize.

* ***Planning on Remodeling or Doing Work in Your Unit?*** Take the time to follow these simple steps to assure your project will cause minimal disruption to other owners during their stay.

1. Any improvements to condominium units need to be approved by the Association according to Article 22.3 Condo docs. If you are planning work, first contact Island Management. They will assist you in following the proper steps.
2. Your contractor will also be required to provide the Association with a copy of their Liability Insurance Declaration to assure coverage should a problem arise.
3. Also, a reminder to please schedule any work between the months of May and October, Monday through Friday from 8:00 a.m. to 5:00 p.m. only. This will assure the least amount of disruption to other owners. Obviously, this excludes work being performed as the result of an emergency.

* ***Painting Project Progresses.*** The 2010 Painting and Waterproofing project for our building is proceeding on schedule. Bids are being solicited. Our hope is to have the actual work performed after our high season ends.



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*** Everything you need at one address.** If you want to get updated on what is going on with our Association, you need to visit www.sanibelcondo.org. There are numerous resources on the site. The Minutes of the Board of Directors meetings, a summary of actions taken by the Board, are posted on the site. The quarterly Owner's Newsletters as well as the Owner's Monthly Updates are also posted on the site. Everything from the history of the Resort to how to obtain a Parking Permit for yourself or your guest is there. It's everything you need at one address.

*** FREE \$25 Gift Certificate to Charley's Cabana Bar for the winner.** Just take a photo of a Sanibel sunset from your lanai, our beach, or pool and send it to us at sanibelnews@yahoo.com. We will feature the winning photo in our Spring newsletter and send the winner a \$25 gift certificate to use at Charley's Cabana Bar. Good Luck!

****Next Board of Directors Meeting is April 7, 2010***

We hope you find this *Owner's Update* helpful. Look for the next *Owner Update* in mid-April. If you have comments, send them to sanibelnews@yahoo.com