

UOC – MANAGER’S REPORT 9/2/2009

ADMINISTRATION

There were 6 re-sales reported in Pelican Landing Phase I for the month of August and 3 new sales and 1 re-sale in the Colony with 119 total sales and re-sales year to date versus 189 in 2008 and 116 in 2007. All WCI units in The Colony have been sold.

There are 34 owners who have not paid the 2009 assessments as of 8/27/09. Included in this number are 7 homes with foreclosure proceedings pending, 4 properties now owned by the mortgage holder and 2 owners in bankruptcy.

The transition to Smart Street Bank is going smoothly. Nancy Sherren has been training with them over the last few weeks and we have now stopped using Colonial Bank totally. We will be transferring the approx \$600 in Colonial to our new account this week.

BEACH

Attendance for the month of August was 3,677 with 831 PL residents (22.60%) and 2,846 Hyatt guests (77.40%). Year to date attendance is 41,989 with 21,015 PL residents (50.05%) and 20,974 Hyatt guests (49.95%).

The installation of the control system is complete and we can now use it in the event we lose the battery and charging system. With this direct line, we will be able to run the generator, the well pump and maintain the restrooms for usage.

After the City of Bonita Springs passed the BHI Emergency Shoreline Resolution on August 5th, Tom Schemenaur put the sandbagging operation in motion. He notified JJJ Mines, who supplied our sandbags and Stemic Marine for their barge. It took Stemic 6 days to move their barge from Blind Pass down to Doggie Beach, which was the staging point. Sandbags started to arrive on the island on August 13th. The sandbagging project was completed on August 19th. The permit for extension has been submitted, and everything was completed well before our deadline of September 5th.

The Rangers are in the process of securing approximately 3000 sand bags under the new pavilion. These will be for future use and replacement of lost sandbags from our existing replacement

The auto sprinkler supply tank was drained in preparation for its 5-year inspection. The inspection revealed that the main shut-off valve to the building had to be changed. Wigginton Fire protection recorded all the data and photos for submission to the Bonita Springs Fire Marshal. It took 8 hrs to refill the tank to two-thirds full, which is 2,000 gallons. The system was be pressurized and put it back into operation on August 27th.

Tom Schemenaur met with Mary-Beth, from Lee County at Doggie Beach, and reviewed with her details of the clean up needed at the Doggie Beach staging area. She agreed to secure new signage to be placed on our island, warning people of rip tides and strong currents. Also, the County will supply signage stating no dogs, fires, etc. all supplied by them. JJJ Mines will completely re-grade the whole parking lot for Doggie Beach for the county at their expense to help secure future use for them and for us. It is always nice to be a good neighbor.

The bus has broken down numerous times over the last year and we have spent over \$11,000 on bus repairs and van rentals (rental van needed while bus is being worked on) to date. The bus again broke down again on Aug 26th. Tyler Gilmer tried to get the bus running but finally had to give up and had the bus towed to Curry’s Automotive. It was found that the fuel pump, located in the fuel tank had gone bad. Repair of this will take five days plus \$2,400.

Overall both shuttle boats are running well. Tyler has kept up with the normal maintenance like oil and filter changes. On August 12th the Landing Craft II had its annual in water Coast Guard inspection and only had two minor items to address; these were taken care of the same day as the inspection. Tyler has planned to have the Landing Craft II taken out of the water to have the annual bottom painting done this week. The boat should be back in service in 4 or 5 days. Tyler is also working on getting bids to have the entire hull, deck, interior and roof of the Landing Craft II painted. He has gotten 2 and is waiting on a 3rd. He is hoping to present these bids to the Finance Committee on Sept. 15th, UOC on October 7th and Board meeting on October 21st. If this project is accepted work could begin and be completed in November before Thanksgiving. Estimated cost of painting the boat is between \$20-25,000. Funds are in the reserve account.

The shuttle boat Island Breeze is in good shape and will be due for its annual Coast Guard inspection around November 1st.

We have reduced our boat and bus staff down to Tyler, one full time captain, one full time boat mate/bus driver and one part time(two day) boat mate/bus driver. At this time all captains and boat mates have their CDL license for driving our shuttle bus and everyone shares this duty sometime during the day. This is the bare minimum staff needed to operate 7 days a week.

PRIVACY

22 – False Alarms, 14 - Medical Emergencies, 1 – Accidents, 4 – Noise Complaints, 7 - Parking violations, 11 – Traffic Violations, and 27 - Misc.

There were 9 verbal warnings given for vehicle infractions and 50 open garage doors were called in.

Barcode totals for Pelican Landing were 52,798; barcode and clicker totals for The Colony were 8,838.

Ryan Morris attended the South West Florida Crime Prevention Association bimonthly meeting. The guest speaker was Gerald Campbell, chief planner for the Lee County Emergency Operations Center. He spoke about hurricane preparedness and evacuation. He also provided information regarding Special Needs shelters; this information is available to any homeowner.

Ryan has joined the Gated Community Security Directors Group. This is a statewide organization for security managers. By joining this group the community will receive valuable information from other communities statewide.

Ryan has meet with contractors for estimates on the Security Survey once received they will be reviewed by the Privacy Committee.

A test was conducted with Estero & Bonita Fire departments on PLCA & Colony EVAC Systems. The EVAC system allows emergency personnel access to the property by remotely opening the gates in case of an emergency.

TENNIS

There were 283 court reservations in the month of August. This number included 823 residents, 4 renters and 106 guests.

The replacements of the fence and awnings are underway and the resurfacing of courts 1, 2 and 3 has begun. Several light poles have been repaired and secured.

COMMUNITY CENTER

Bingo had 40 people participate.

The Bocce BBQ was a great success with 85 residents participating.

There were approximately 2,284 residents and guests using the fitness room in August.

Gail has booked the two trips to the Hard Rock Casino the dates are Dec. 18th and Feb 10th.

CANOE/KAYAK & PARKS

Canoe usage for August as of the 27th was: 44: 11 canoes, 54 kayaks, 14 tandems. There were no group paddles or first time paddles held in August.

Estero River made repairs on canoes/kayaks. There are 2 tandems that cannot be used because the seats are broken.

We need to order paddles; the committee is checking on the best paddles for our situation and looking for the most durable paddles available.

Nancy Page has been working closely with Shirley Withrington (committee chair) to set the dates and times for the upcoming season paddling events.

There are still issues with the ramp at the canoe park it is very slippery when wet; we will be adding strips for more traction. Several residents have requested that the “V” be put back in the ramp. Nancy is working on temporary/permanent ramp renovation with the committee.

SAILING

Boat Usage: Sunfish – 37 trips this month vs. 20 last yr; Picnic Cat – 0 trips this month vs. 0 last yr; Sloop - 0 trips this month vs. 9 last yr; Total – 37 trips this month vs. 20 last yr. Total trips to date, 754 vs. 652 last year.

New Sailors: 3 this month vs. 2 last yr; Guests: 12 this month vs. 3 last yr; Qualified: with a total of 358 qualified sailors.

The cradle on the Picnic Cat has been repaired. The center board flange is the last item to be repaired. Bumpers have been added to the bows of all but two sunfish. Hopefully this will cut down on damages to the bows. The remaining two will be modified when the parts come in.

Sailing lessons are continuing through the summer though on a reduced schedule. Call 239-222-0265 to schedule a date and time.