

Minutes of the 24 April 2024 Fort Myers Beach Art Association Board Meeting.

Board Meeting was held via ZOOM video/telephone conference at 1:00 p.m.

The meeting was called to order by President Joan Zeoli Board of Directors. The following were present:

BOD attendees	Other
Joan Zeoli	Sue Simoneau
Kathy Summer	Michael Buelow
Steve Eaton	Kathy Taylor
Sue Pink	Julie Nusbaum
Marie Crist	
Pam Flaherty	
Terry Rehnborg	
Dana Enders	
Sheri Fischer	
Carol Baskin	
Suzan Lanz	
Robert (Bob) Mueller	

1. Establish a quorum.

A quorum was established.

2. FMBAA potential lease options to date in FMB area

Suzan Lanz provided the following summary of the three potential properties being evaluated for leasing as well as the three brochures regarding the properties (emailed separately).

Indian Creek

Several units available - one potential is #112 1350 sf (x our approx. cost \$30 sf = \$40.5K). It has 1 bathroom; Indian Creek Rate = \$25/sf plus \$6.45/sf(NNN).

Kelly Crossing

Two units available 1514 sf & another is 3028sf. The 1514 sq ft I'm going to look at later today. The 3028sf is right next to the 1514sf ft. Kelly Crossing Rate for these are \$19 sf + \$5.75/sf (NNN) so the smaller space is \$3275/month including the NNN. This unit has 1 bathroom and plumbing for an extra sink. Please note that the interior walls are missing 3' lower sheet rock and will need a handyman to install (he said no permit needed). There is an "improvement allowance" where we'd get reimbursed for the work (total TBD). Please note that the brochure lists the south end unit available, which has been leased. However the north end unit (Vet office) is the 3028 sq ft now available.

Santini Plaza

A few spaces available. 849 sq ft, 1038 sq ft, or combine. Santini Plaza current Rate = \$40sq ft + \$11. CAM.

I believe we are awaiting a response regarding a potential reduction in the rate.

Motion: to lease a space in the FMB area in 2024: Suzan Lanz , 2nd Kathy Summer, all in favor, none opposed.

Discussion on the three properties commenced and as Kelly Crossing and Santini Plaza were deemed top choices no further discussion on Indian Creek was made after initial discussions.

A budget of no more than \$43 k a year for a lease was previously provided. As of this meeting we did not yet hear back from Santini Plaza if a discount could be given.

Action Item: Suzan to arrange a walk through of Suite 10 at Kelly Crossing for any Board Members that were available to view in the next days.

Motion: Julie N. Kathy T and Suzan L to work with the leasing folks at Kelly Crossing to start the process of getting a non-binding Letter of Intent to lease Suite 10. While also still looking/investigating the Santini Plaza property for a potential lease as well. In addition to looking at further leasing options on Fort Myers Beach. Suzan Lanz, 2nd Terry Rehnborg, all in favor, non-opposed.

Post Meeting Note: Julie received the following information in the evening of 24 April 24.

Hi Everyone,

Just heard back from Bill Young at Santini

- 1. They have offered us a non binding straightforward 3 year lease on the 1038 square ft vanilla shell Unit C-310 for a flat turn key rate of 3500/mo. No common area charges. We would need to pay the electrical bill which Bill said runs about 120-130/month for that size space. The included lighting is 2x2 or 2x4 retail lighting grids on the ceiling. If we want to add extra or different lighting we would need to do that ourselves. They are putting in flooring, painting etc. It has one bathroom at the back of the building, 4 large door size glass windows on front of building.*
- 2. It will take them about 2 months to have it ready to move into. We will need to furnish with tables, chairs, etc.*
- 3. They will put up a sign on front of building with our name on it and will allow whatever signs FMB allows such as our feather flag or other signs.*

They plan to open the mall in time for the Season, starting Nov. or Dec. so we may need to rent the church for a month or so in October-November or just not schedule too much to start when not a lot of people are back yet anyway.

Here are a few questions I will ask when I talk to Bill again:

Can we work in the space this Summer to get it ready for Fall at no charge?

*Can we add a slop sink?
What flooring will they be putting in?
Can we add a hanging system?
Is there a separate water meter for the unit?
Is the Farmers Market coming back?*

Please add any questions you have as well.

*I will get back to Bill in a few days with questions from the Board or other members.
If anyone wants to see the space I can check with him and set it up.*

Ace hardware is in that same corner and Surfstyl Beach apparel is the anchor store up front of the Mall where Subway and other stores were.

Unit C-310

Pam Flaherty requested we generate/discuss what is the associations criteria and priority for this lease property to meet our needs and the group decided that one of the priorities is timing and that we should intend to be in a leased space by September 1, 2024.

3. Option/discussion to clean up FMBAA lot for future use

Discussion regarding potential cleanup, costs to clean up and the extent of clean up of the lot to potentially use for events/fundraising activities with a tent or Tiki hut. Also ongoing maintenance if cleaned up. Considerations regarding funds, liabilities, ability to monitor people parking/trespassing were discussed.

Motion: to clean up lot. Dana, 2nd, Carol, Opposed: Steve. Motion not granted.

Action Item: Terry to evaluate costs/specifications of a Tiki Hut and requirements.

Motion: to close the meeting. Suzan Lanz 2nd Dana Enders.