



# Ocean Harbor Watch



## The Ocean Harbor Newsletter



### A Salute to our Volunteers

Inside this issue:

<i>Welcome</i>	1
President's Column	1
Message from the Manager	2
Maintenance Supervisor's Trash Talk	2
Architectural Review Committee	2
Lighting	2
Kayak Launch Update	3

April 2022

"Hotdoggers"	3
Ocean Harbor Owners' Portal	4
Social Committee Column	4
Fort Myers Beach News	4
Around the Pool	6
Classifieds	7
Checklist when leaving for the summer	8

Issue 11

***The Premier Community on Fort Myers Beach***

# Ocean Harbor Watch

## WELCOME

Welcome to *Ocean Harbor Watch*. This will be our final newsletter of the high season. We will publish again later in the summer.

What a season it's been! Ocean Harbor's Volunteer Appreciation get together highlighted our amazing community. We have more than 16 committees hard at work to ensure we remain the premier condominium on the beach. We are grateful to each of our volunteers; it certainly does take a village!

A special thanks to our exceptional Ocean Harbor Board. The hours and dedication they give on our behalf inspires all of us. Our sincere gratitude to John, George, Ed, Roger and Ron for all that takes place at Ocean Harbor.

To those of us who are heading home, please travel safely and enjoy your summer. For those staying here, please look after our community until we return.

(Pictured on the cover are many of the OH Volunteers. Unfortunately, not all volunteers were able to attend the Volunteer Appreciation Event. We appreciate all that you do!)

Denise DeChristoforo and Roger Shulze  
editors

## PRESIDENT'S COLUMN

*Dear Ocean Harbor Owner,*

*As you are probably aware, there is a tremendous shortage of properties for sale in Southwest Florida, and this shortage includes Ocean Harbor Condominiums. Without a doubt, Ocean Harbor Condominiums are one of the most desirable properties on Fort Myers Beach today. They not only offer more square feet of living area than the majority of condominiums, but they are conveniently located just across the street from the Gulf of Mexico, and these features are becoming more and more important to buyers. When buyers*

*compare Ocean Harbor to Waterside condominiums, they find similarity in square footage, but they also know that Waterside is located **one mile** from the Gulf of Mexico!*

**DID YOU KNOW?** The letter you just read was dated October 24, **2000!** In the immortal words of that famous American philosopher, Yogi Berra, "It's deja vu all over again."

**DID YOU KNOW?** The published Ocean Harbor Price List for condominiums in July, 1992 showed:

### Building A (Ambassador)

1 and 5 Stack	\$194,000 (1st fl) to \$410,000 (PH)
2 and 4 Stack.	\$184,000 to \$400,000
3 stack.	\$259,000 to \$470,000

### Building B (Baron)

1 and 5 Stack	\$212,000 (1 <sup>st</sup> fl) to \$410,000 (PH)
2 and 4 Stack	\$202,000 to \$400,000
3 stack.	\$277,000 to \$470,000

Note: If you are interested in a copy of the complete list, send me an email: [jhg175@hotmail.com](mailto:jhg175@hotmail.com)

**DID YOU KNOW?** At the time of that publication, only 41 units in Bldg. A and 17 units in Bldg. B had been sold. No units on the first floor in either building had sold but 3 penthouse units in Bldg. A and all 5 Penthouses in Bldg. B had sold. Under Building parking was selling for \$7,500 per space and carports for \$2,500. Boat slips sold separately.

**DID YOU KNOW?** Sixteen (16) units sold in 2021 at an average selling price of \$539,285. In 2020, seven (7) units at an average of \$531,285; in 2019, five (5) units averaging \$525,200 and in 2018, six (6) units averaging \$518,833.

Safe travels...

John George, President

# Ocean Harbor Watch

## MESSAGE FROM THE MANAGER

The results of the 2022 Annual Meeting held on March 31, 2022 are as follows:

### Ocean Harbor Board of Directors

John George, President

George Kessler, Vice President

Ed Boerman, Treasurer

Roger Shulze, Secretary

Ron Morgan, Director

The Proposed Second Amended and Restated Declaration of Condominium, Articles of Incorporation, and the Bylaws all passed.

A Checklist for Leaving Ocean Harbor for an Extended Period of Time is included at the end of this newsletter. Please read this checklist and prepare your condo unit accordingly if you are leaving Ocean Harbor for the season.

Andrea Favalon, FSR Manager

## MAINTENANCE SUPERVISOR "TALKING TRASH"



The staff would like to thank everyone who has been doing the right thing when it comes to the trash room. We truly appreciate your effort!

Remember: No glass down the chute and PLEASE tie your garbage bags shut. Otherwise, there will be a big mess. Thank you!

PLEASE! **PLEASE!** PLEASE! Do not put fish guts down the trash chute. Do not put them in the trash room. Put them in the bay. The birds and fish will thank you. Your neighbors will thank you.

Jim Whitten, Maintenance Supervisor

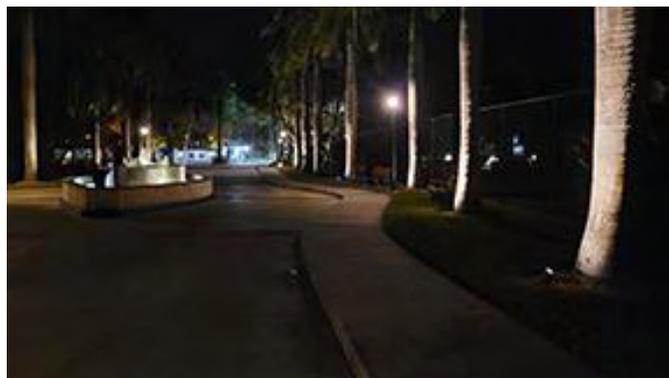
## ARCHITECTURAL REVIEW COMMITTEE

### Why we need a new boardwalk

When we spotted Jim, Manny, Mike and Don pulling up boards from the very, very old boardwalk, we asked them if they were replacing the boards because they are rotted. They said, "It's true that some are rotted and need replacing, but the main reason we're doing this is because we're "board."



### Lighting Project



There were many hands involved in the 3-year lighting project thus far. The volunteers have saved Ocean harbor some of the cost of this huge project. There will always be some projects that we can do ourselves, i.e., lighting atriums, bushes, waterfront, etc.

# Ocean Harbor Watch

In these three years, projects ranged from a team placing bulbs into the path lights, to installing up-lights by the Royal Palms, to painting the 1,000-foot-long conduit runs along our wall and running early experiments on all types of lights.

Heavy Lifters: Mike Banks, Ed Boerman, George Kessler, Rit Kahmer, Dan Dumouchelle, Don Rahm, Dave Bonnice

Contributors: Denise DeChristoforo, Steve Mitchell, Kathy Banks, Jan Boerman, Pat Kahmer, Marty Ross, Jim, Manny, Andrea, Mike Englebert, and the "Path Light Bulb Installation Crew": Don Ziegler, Mary Kay Kessler, Brenda and Mike Peretto, Betty Rahm, Roger and Barb Shulze, Sandy and John George, and a host of others.

Tony DeChristoforo, chair

## KAYAK LAUNCH UPDATE



The Kayak Club evaluated several design concepts for a kayak launch at Ocean Harbor and decided on the EZ-Dock Kayak Launch System. The picture above is a rendering of this system attached to our boardwalk. EZ-Dock was chosen as the best design for safety, ergonomics, maintenance, and durability. The committee is in the process of preparing the

necessary permit application materials to send to Fort Myers Beach, the Florida Department of Environmental Protection, and the Army Corps of Engineers. A kayak club has been formed and is open to all interested kayakers. If you would like to get involved, please contact Denise DeChristoforo.

Denise DeChristoforo  
Roger Shulze  
Georger Kessler  
Betts Bonito

## “HOTDOGGERS”



“Saturday Hot Dogs” has been an Ocean Harbor tradition for well over 30 years. During that time, willing volunteers

have cooked and served 1000’s of hot dogs, Italian sausages, and brats to owners, renters and guests. In turn, the proceeds have been used to purchase a variety of enhancements for the property including the cantilever umbrella and blue canopy tents at the pool; most of the park benches around the property; hotel-quality luggage carts for both buildings; the back bay BBQ grill and picnic table; Ocean Harbor Logo signs above the ramps; and more...

I’ve had the pleasure of being “in charge” of this venture for almost 20 years and it is truly one on my favorite activities at Ocean Harbor. It’s a good time for all involved and a tradition worth continuing but it’s also time for someone new in the role. If anyone has an interest taking over this function, I’ll be happy to help you get it started next year. You can give me a call at 716-380-2408.

Sandy George, retiring Hotdogger Queen

# Ocean Harbor Watch

## OCEAN HARBOR OWNERS' PORTAL

The new Owner's Portal is being designed and is necessary to be complaint with new Florida Condo Association website rules. Our attorney provided a clear list of what must be included, and our web designer and communications committee are hard at work to complete the project. The owner's portal will provide easy access to many important documents including how to access our new security gate access system. The project is estimated to be completed within the next few months.

Denise DeChristoforo

## SOCIAL COMMITTEE COLUMN

As the 2022 season has come to a close your social committee is reflecting back on our events. With the help of the completed questionnaires we have already started planning for 2023. Music by Roy and Thunder Beach were the 2 most popular entertainers. Bingo by the pool was a great hit and more Trivia events will also be planned. The Tiki bar will continue with 2 new managers stepping up to help. All of these events take time and planning. Thank you everyone who volunteered and supported our Ocean Harbor events. We have a few surprises in mind for you next year!



Jan Boerman Chairperson; Committee members: Char Hester, Betty Rahm, Brenda Peretto, Myra Miller



## FORT MYERS BEACH NEWS

### Estero Boulevard Improvement

The Estero Boulevard Improvement Project was officially completed after seven years of

non-stop construction. The ribbon-cutting ceremony for the project took place on Wednesday, March 30 in the parking lot of Charley's Boat House Grill.

The project, costing \$80 million, included trolley stops and sidewalks on both sides of the boulevard. On-road bike lanes were added where possible. Center turning lanes were added so traffic won't be held up by people turning left. Drainage is significantly improved, solving flooding of the road after a big rain.

While the new boulevard is certainly an improvement, there still will be traffic challenges for some time to come. Now that the boulevard project has been completed, construction of a new bridge on the south end of the island will begin. Meanwhile, the Margaritaville project is in full-swing near downtown.

### Big Carlos Bridge Project



Computer rendering of proposed new Big Carlos Bridge as seen from Lovers Key Beach Club. Source: [bigcarlosbridgeproject.com](http://bigcarlosbridgeproject.com)

In October, 2021, the Florida Department of Transportation approved the location and design for the Big Carlos Pass Bridge on Estero Boulevard from Estrellita Drive to the Lovers Key State Park entrance. The proposed project will replace the drawbridge over Big

# Ocean Harbor Watch

Carlos Pass with a fixed bridge with a center navigation clearance of 60 feet. The new bridge will be built on the Gulf side of the existing bridge and the old bridge will be taken down after the new bridge has been completed. The new bridge will have one travel lane each way, bike lanes, a six-foot-wide sidewalk on the bay side and a 10-foot-wide multi-use path on the gulf side. Parking for Lovers Key State Park will be on the southeast side of the bridge. The total project cost is estimated to be \$80.2 million including \$25 million in federal funds.

The final design and permit phase for the bridge is underway. Lee County Department of Transportation expects to begin construction of the new bridge this year. Construction of the bridge is anticipated to take two to three years. The existing bridge will remain open during the construction of the new bridge. The current bridge is considered safe for motorists.

Project updates can be found at <https://bigcarlosbridgeproject.com/>

Roger Shulze

# Ocean Harbor Watch

## AROUND THE POOL



# Ocean Harbor Watch

## CLASSIFIEDS

Would like to rent for 3 months-- either January, February, & March or February, March, & April. Preferably the latter 3 months. We have 2 yorkies-- Beezy weighs 3lbs and Deezy weighs 5 1/2lbs. 3yrs old & trained.

THANKS.

Thomas and Rita Rae Koerner

CELL PHONE : 260-318-1407.

EMAIL: ritakoerner@hotmail.com

We are looking for a covered parking spot near the A Building.

Contact Michael and Brenda in 302A or call (586) 703-8586

**Rent This N THAT**

Vacation Rental Equipment

- ⊙ Sports
- ⊙ Home
- ⊙ Baby
- ⊙ Special Needs
- ⊙ Beach Needs

**YOU FORGOT IT we got it**

**FREE Delivery on Fort Myers Beach**

Phone: 239-898-6907  
Website: www.rentthisnthat.com

Baby Equipment	Per Week
Baby Gate	\$20
Baby Monitor	\$25
Bed Rail (each)	\$20
Booster Seat	\$15
Car Seat (various)	\$15
Dual Jogger	\$60
Diaper Stroller	\$45
Full Size Crb w/sheets	\$50
Highchair	\$20
Pack n' Play w/sheets	\$36
Single Jogger	\$45
Single Stroller	\$35
Youth Bed	\$45

Beach Equipment	Per Week
Adult Life Preserver	\$30
Beach Cabana	\$40
Beach Cart	\$25
Beach Chair/Lounger	\$15
Beach Towel	\$7
Beach Wagon	\$30
Body Board	\$25
Child Life Preserver	\$25
Cooler w/hatch	\$20
Pro Dink Board	\$50
Umbrella w/anchor	\$30
Wheeler Wagon	\$40

Home Equipment	Per Week
Dehumidifier	\$25
Humidifier	\$25
Rollaway Bed	\$50
Twin Air Mattress	\$25
Twin Bed Set	\$10
LCD TV (32")	\$30
LCD TV (42")	\$50

Special Needs	Per Week
Adult Walker	\$30
Adult Walker w/wheels	\$40
Crutches	\$15
Shower Seat	\$50
Wheelchair	\$50
Beach Wheelchair	\$45 per day

Sports Equipment	Per Week
Golf Clubs (men/women)	\$20 per day
Golf Clubs (men/women)	\$30
Tennis Racquet set of 2	\$25
Corn Hole	\$25
Beach Ball set	\$25
Fishing Pole Adult	\$15
Fishing Pole Child	\$15
Bait Bucket	\$5
Kayak Single	\$45 per day
Kayak Double	\$40 per day
Paddle Board	\$65 per day

(Prices Subject to Change)

### Scott's Driving Service

My name is Scott Pearson. I provide door to door personal transportation of your car, van, truck, or moving van

#### My Services

I can provide you with door to door personal driving of your car, van, truck or moving van.

I am based out of Fort Myers Beach, Florida, and specialize in driving your vehicle to and or from south west Florida. Perfect for seasonal relocations or permanent moves.

I will work with you to determine best routes and you will be able to have constant contact with me. This is different than a commercial transporter. I work on your time frame, not mine.

**Scott Pearson**  
218-791-1220  
Scott.pearson228@gmail.com

#### Fees

Price includes everything except gas, tolls, and motels (if necessary depending on distance), because these fluctuate. I will provide receipts for everything. Vehicle insurance is responsibility of registered vehicle owner as would be any unexpected repairs. If you hire me, I will be the only one driving your vehicle. You can load it with as much as you want pending my inspection as long as there is room for me and one bag. Most commercial haulers want the vehicle empty.

#### About Me

I was born and lived in North Dakota for the first 51 years of my life. I am retired from the automobile industry after 27 years. I am married with 3 adult children and 2 grandchildren so far. I am a non-smoker, with a clean driving record for forever. I am TSA Global Entry Certified.

**OCEAN HARBOR HOMEOWNERS**

**\$500 OFF CLOSING COSTS!**

**Buy, Sell, ♥ SWFL!**

CALL OR STOP BY OUR OFFICE! 2450 ESTERO BLVD, FORT MYERS BEACH, FL

“...WE SOLD OUR HOME AT OCEAN HARBOR THROUGH TEAM SWANBECK REAL ESTATE AGENTS. THIS PROFESSIONAL ORGANIZATION IS A CUT ABOVE THE USUAL REAL ESTATE COMPANY. EVERYTHING WE NEEDED FROM THE CONTRACT TO PICTURES WAS DONE EXPEDITIOUSLY. WE STARTED OUR CONVERSATION WITH TOM SWANBECK AND WERE INTRODUCED TO THE TEAM WITH A PLAN TO SELL OUR HOME. WE GREATLY APPRECIATE THEIR HELP AND THE MUCH-NEEDED USE OF THEIR TRUCK!”

DENISE AND TONY DECHRISTOFORO  
OCEAN HARBOR RESIDENTS

**TEAM SWANBECK**  
KELLER WILLIAMS REALTY  
(239) 292-4284  
FREE MOVING TRUCK!

**TOM & KAREN SWANBECK**  
OCEAN HARBOR RESIDENTS  
TOM SWANBECK  
BROKER ASSOCIATE  
C:(239) 292-4284  
TOM@TEAMSWANBECK.COM  
WWW.TEAMSWANBECK.COM

OCEAN HARBOR

## CONDO WATCHER

CONTACT JODI RICHHART  
616-808-6161

# Ocean Harbor Watch

## A Checklist When Leaving for an Extended Period of Time/Summer

- ✓ **YOU ABSOLUTELY MUST TURN OFF YOUR WATER TO YOUR UNIT AND TURN THE WATER HEATER OFF AT THE BREAKER**
- ✓ **It is important to make arrangements to have someone, such as a home watch company/person, check on your condo during your absence. Please provide management with their contact information.**
- ✓ **Your windows and doors should all be locked**
- ✓ **Your lanai shutters should be down and secured. Furniture and other items on the lanai that may blow around should be taken inside the condo. If you do not have shutters, do not leave furniture or other articles on the lanai.**
- ✓ **NOTHING should be left in the hallway, elevator lobby, stairwells, or even the area behind a barrier door- examples are door mats, tables, chairs, wall art or flower pots, etc. Please take all of your items and place them in your unit before you leave. When a storm comes staff will not be responsible for items that are left out.**
- ✓ **Car and boat covers should be tied on tightly and arrangements should be made for someone to check the covers and secure them if they become loose. This is not the responsibility of our staff.**
- ✓ **Anyone leaving a car on the property must leave a key with the office**
- ✓ **It is very important not to leave food or any perishables in refrigerators or freezers. During power outages, the food spoils and can cause odor and mold in the refrigerator/freezer.**
- ✓ **Make sure that you set your thermostats and/or humidistats to the proper setting suggested by your HVAC service professional**