



Ocean Harbor Watch



The Ocean Harbor Newsletter



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Issue 13

The Premier Community on Fort Myers Beach

Ocean Harbor Watch

WELCOME

Welcome to *Ocean Harbor Watch*. This is the first and also the last newsletter of the high season. We will publish again later in the summer. Until then, tune into the Owners Portal for important updates. We suspended publishing the newsletter following Hurricane Ian because everyone's attention needed to be on recovery. Messages from our Manager Andrea Favalon and our Clerks of the Works Ed Boerman and George Kessler had to take center stage.

The theme of this newsletter and of Ocean Harbor's response to the devastation of Hurricane Ian is the 3 R's following Ian:

Recover, Restore, Reinvent

The Recover stage has been completed. George will talk about that. We are now in the Restore phase. Ken Silver and Roger Shulze will talk about that. John George is leading the Reinvention phase. He and the Action Team coordinators will outline what is being planned to take Ocean Harbor to the next level.

Speaking of John George – he decided to hang up his President's Cap this year. What a ride it has been! John helped Ocean Harbor recover, restore, and reinvent after Hurricane Irma damaged Ocean Harbor in 2017. Then there was Covid. Then, last fall, Ocean Harbor was devastated by Hurricane Ian. John led us on the recovery phase. Just because he is no longer president does not mean he gets to slip away. Your Board of Directors asked John to lead the reinvention phase.

For 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.

Roger Shulze & Denise DeChristoforo, editors

PRESIDENT'S COLUMN

As we start the massive reconstruction of Ocean Harbor, I want to assure you, the owners, that this board has all our best interests at heart. Yes, we have a tough year ahead, but with cooperation and foresight, we can rebuild our property to be the best on the beach.

The vision was to "think big". We are trying to do that, within reasonable parameters. A lot of change is taking place on this island and also at Ocean Harbor. Change is difficult, but inevitable. I ask all of you to have patience and help us to realize the big picture so we can move ahead at a steady pace.

Please remember we are a volunteer organization. As such, we need everyone to understand we may make mistakes, but rest assured our motives are always for the betterment of our property. Our focus now and for the future is to:

- 1) settle our insurance claim
- 2) site reconstruction
- 3) financial integrity
- 4) communication

I have asked people to volunteer to offer solutions to problems they may see. We need all of you to help us, not to block us. We have a great group of residents here - many people have jumped right in and volunteered to correct and contribute what they can: site lighting, weed and debris removal, fire watch, lobby lighting, and bridge building to name a few. So much more can be done with volunteers that are working towards a common goal.

It's not going to be easy. It's not going to be smooth, but please know we are doing our best. Many thanks to all of you.

Ed Boerman, President

Ocean Harbor Watch

TREASURER'S REPORT

The 2023 Budget & Special Assessment Meeting is scheduled for Friday, April 28, at 9:30 a.m. The results of that meeting will be posted on the Owners Portal.

If you are not yet signed up to access the Owners Portal, please read Denise DeChristoforo's instructions for gaining access in this newsletter.

Mike Englebert, Treasurer

MESSAGE FROM THE MANAGER

The results of the 2023 Appointment of Directors are as follows:

Ocean Harbor Board of Directors

Ed Boerman, President
George Kessler, Vice President
Mike Englebert, Treasurer
Roger Shulze, Secretary
Ron Morgan, Director

Leaving for an Extended Period of Time/Summer

We put a checklist when leaving Ocean Harbor for an extended period of time at the end of the newsletter. Please read this checklist and prepare your condo unit accordingly if you are leaving Ocean Harbor for the season.

A Note about our Supervisor Jim

Jim had his knee replaced and is doing great. We can't wait for him to get back!

ANDREA FAVALON
Community Association Manager
Direct 239.463.2385

The 3 R's following Hurricane Ian: RECOVER, RESTORE, REINVENT

Ian Recovery, Ocean Harbor Style

Driving down Estero 7 months after Ian is a reminder of just how quickly proper planning, volunteerism and hard work can turn the worse into a rebuild that one day will make us all again fortunate to be able to call this island and complex ours!

The exact same can be said for us, the residents of Ocean Harbor. Back in September, the day after Ian, the devastation appeared to be complete. Your Board of Directors along with you, the ownership made a few decisions that almost no other Condo associations did. The one decision to go forward with immediate response with professional clean up was the one decision that put us well ahead of others. Most other Associations could or would not make the decision to go forward without the insurance company say so. We instead used our own cash resources and owner assessment to move forward. Still today, most high-rise condo Associations are still unsure as to when they will be ready for owners return! Most have decided to just wait a year or so. Wow!



A small part of the army that came to help Ocean Harbor recover from Hurricane Ian

You did it! The countless volunteers. The ones that make the real difference in a quality

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community. The ones that lay testament as to what a can-do attitude is possible of accomplishing. The ones that won't sit aside and wait for the staff or someone else. It was you! We made this year to be the rebuild year. While the other high-rise owners on the beach will be trying to salvage and rebuild next season, you will be spending that quality time with your kids or grand kids at the pool or beach or hopefully on the courts.

I could spend the time and ink on personally thanking all of the great volunteers but I know that they know who they are. So, as you are walking the grounds and occasionally bumping into one of those many, "Ocean Harbor Heroes" be sure to thank them for allowing all of us to have the best community on the Island!

George Kessler

Restore

The middle part of Ocean Harbor's task following the devastating damage of Hurricane Ian is to restore Ocean Harbor to its state on September 27, 2022. The Recovery Phase is over. The Reinvention Phase is being planned by Action Teams under the coordination of the Oversight Committee. Restoration is the middle part.

Restoration must not be slavish to restoring every part of Ocean Harbor to its pre-Ian state. Restoration projects need to be synchronized with the Action Teams working to reinvent their part of Ocean Harbor. It would be bad planning, bad funding, and bad execution if a restoration project had to be torn down in a year or two to make way for a reinvention project. Coordination among the project teams and the action teams is essential.

Looking at the restoration projects, there are many unknowns:

- What will our insurance carriers cover?
- How much will these projects cost?
- What are the lead times of these projects?
- What should our project priorities be?

While it might seem prudent to wait on our restoration projects until we have all of the answers, waiting is really not an option. We need to move ahead on projects that protect our health, safety, security, enjoyment of living here, and property values.

Therefore, the Reserve Committee – Ken Silver and Roger Shulze – have begun to rework the Ocean Harbor Reserve Study to reflect the new realities of life at Ocean Harbor, post-Ian. We plan to work with the Budget and Finance Committee, the Architectural Review Committee, the Landscaping Committee and others, and eventually the Board of Directors to come up with a Project Priorities List (also known as a Reserve Schedule).

While many of the needed restoration projects were unanticipated, many others were. We had planned on painting and caulking the towers, even before Ian. Now we must. We had planned on replacing the boardwalk. Now we must. We didn't think we needed to repair the perimeter fence or replace the car ports, but now we must. The Budget and Finance Committee, with input from the Reserve Committee, was in the process of looking for funding solutions for those projects that were planned before Ian. Now we are looking for funding solutions, not only for those we had planned before, but those unexpected projects that now are necessary because of Ian.

Roger Shulze & Ken Silver
Reserve Committee

Ocean Harbor Watch

Reinvent

MASTER PLAN 2023 VISION

“Master Plan 2023 is a multi-year revitalization project aimed at providing Ocean Harbor with safer, more secure grounds, enhanced surroundings and upgraded amenities plus the added benefit of increased property values associated with a Competitive real estate market.”

For the second time in just five years, Ocean Harbor has had to launch a planning initiative to address hurricane damage to our property. In 2017, it was Hurricane Irma and while damage at that time was considerable, the destruction from Hurricane Ian was catastrophic and unparalleled.

In the aftermath of this historic storm, it may be several years before the island has fully recovered. A drive down Estero Boulevard in either direction makes it clear that Fort Myers Beach will never be the same quaint coastal community it once was. The countless “for sale” signs on destroyed homes and businesses or on the vacant lots where structures once stood; the “McMansions” under construction; the news of multi-million dollar purchases of prime beach property by condominium developers and hotel industry giants all portend change—some desirable, some not so much. But change, nonetheless.

Our Ocean Harbor community will not be immune to change but Master Plan 2023 promises a comprehensive process that will control whatever changes evolve out of necessity and the desire to make the Vision a reality.

There was a time, before Charley, Irma, and Ian, when Ocean Harbor was undisputedly the “crown jewel” of Fort Myers Beach boasting two majestic towers situated on nine acres of lush greenery. It was truly a “tropical

paradise” and the envy of condominium properties across the island.

While our surroundings may bear little resemblance to that property today, we can move forward with the Master Plan knowing we still have our two majestic towers at the core as well as a prized center-island location and the most property available for revitalized landscaping of any complex on the beach. We are in a position to “come back” better than ever through our Master Plan 2023 initiatives.

Details about Master Plan 2023 and ongoing news on projects, priorities and progress can be found on the Ocean Harbor Portal where updates will be posted regularly and owners have the opportunity to raise questions, offer comments and share ideas.

In order to make it more legible, the Master Plan Project Map is shown at the end of this newsletter in full size.

John George, Chair
Master Plan 2023 Oversight Committee
OHMasterPlan2023@yahoo.com

Group One Action Teams Update

1A Clubhouse – The team met with designers to get an idea of what a renovation would look like and what a possible rebuild would look like. Nothing further can be done until the Association decides on a plan.

1B Fitness Center – The team is waiting for information on a space. The plan is to replace equipment we had before and add any new equipment. The space would also be used for an indoor exercise area and possible gathering spaces for ping-pong, games and art classes. etc. More to come.

1C Pool Area – Team is currently meeting with W.J. Johnson on a 2-phase plan with the first

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being getting the pool operational by next season. This will include fencing, repairing the deck, resurfacing the inside of the pool due to cracks and setting up at least one bathroom. In as much as they possibly can, they will do the project with the long-range plan in mind. Meaning the fencing will not have to be moved again, the bathroom(s) will be designed to coordinate with the other areas, and the pumps/wiring will not need to be moved again later.

1D Outdoor Recreational Venues – Bids have been obtained to redo all the sports courts. Waiting on the possibility of moving them a bit. Plans will be forthcoming. In the meantime, several enthusiasts on-site have set up temporary nets and fencing so people can play – and they do!

1E Interior Common Areas – Team has met with several designers and has a very comprehensive, updated plan for the lobbies. This plan has been submitted to the Oversight Committee and is in the review process before sending to the board for final approval. The lobby design will then flow into the other common areas i.e., clubhouse and fitness center for continuity and a more-updated design bringing value to our condominiums.

Mary Moyer

Group One Action Team Coordinator/Chair

Group Two Action Teams Update

2A- Site Security – The design for the North wall replacement is underway with construction documents to be available for bidding and permitting. These documents will be submitted for review shortly. The existing gates are being repaired, in place, to provide entrance security. The temporary fix will be stand alone and not interfaced with the Envera security system. The permanent gate replacement and lane widening is ready for review prior to submitting

for permit. There have been many questions regarding the need for these entrance modifications. The request to add a separate owner lane and controlled access was made to eliminate the issues related to the single-entry lane. Waiting caused by visitors trying to gain access resulted in entry access delays by owners. Adding the additional lane creates issues with entry and departure access into the property and requires permitting. This effort is on hold until the questions that have been raised have been answered and the decision to proceed with the additional entry lane.

2B- Site Lighting – The site lighting design, completed by Tony and his lighting vendor are ready for permitting. Contracts are ready to be issued as soon as a contractor is selected. Further action is being coordinated by George Kessler. Once the installation contract is ready to be issued, final site lighting coordination must be coordinated with other site improvements that, in some cases, have not been developed. These improvements will require concept approval and the preparation of construction documents. The site lighting design was fast tracked which has resulted in this need for general coordination. We will attempt to provide coordination with the design team once they have been authorized to begin work on the other site improvements.

2C- Parking Lot Improvements – The design team has not been authorized to begin the conceptual design of the required parking lot improvements which include new car ports, bike storage, potential EV charging stations, and surface replacement. The committee has researched different car ports that would be hurricane rated unlike the previous design. Preliminary discussions with the design team is in progress and once authorized they will again develop conceptual design and then construction documents. The surface

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replacement will also require conceptual options include using pavers, asphalt or a combination of the two. The car ports, at this time, will be designed to replace the previous ports in their original location. If the need for additional ports is present the decision to add them must be made prior to the completion of the construction documents. The paving of the drives and parking areas would be the last component of the rebuild process due to the potential need to install port support systems, wiring for lighting, or other services that may develop that would impact the final paving.

2D- The Bay Side improvements – The planning committee has suggested several improvements to enhance our bay side property usage. Those items include seating areas recessed into the grass areas at several locations to provide seating/gathering areas. These areas could potentially include fire pits. An additional item intended to enhance the usage of the bay side would be the creation of raised deck areas, potentially in several areas, constructed above the existing storm water management sites. The current remaining item is the installation of a kayak launch. This issue has previously been investigated and solutions that would be given to the design team to be included in the site master plan. Design input for this item may not require the involvement of the design team unless we need their help in acquiring the necessary permits. The planning committee would be happy to investigate any other suggestions.

2E- The site landscaping- The planning committee has completed a tree survey that was developed to assist the landscape architect in their site planning. They have also done some preliminary work on plant selection that will need to be given to the architect for his review. It is anticipated that the design team will be given authorization to begin their design

which will bring all off the site pieces together that will make our site into an oasis. Note that included in the landscaping will be the required irrigation system whose previous components were destroyed by Ian. Once the final landscaping plan is approved the irrigation system would be installed in unison with the final landscaping plan.

Cliff Wallace

Group Two Action Team Coordinator/Chair

LANDSCAPE COMMITTEE



The Ocean Harbor Landscape Committee has been actively involved in surveying trees that survived Hurricane Ian. The mapped results and tree circumferences were given to W.J. Johnson.

We have also received a design and irrigation bid from Karras, our present landscape company. Pelican Landscape and Earthcare Landscape met with us and will be giving us a proposal for landscaping. Our focus will be on the entry way and around building A and B. In addition, our focus is on renewing our irrigation system to protect our present trees and future plantings.

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The Landscape Committee looks forward to working with the Action Teams to maintain our beautiful palm-lined entry. Our Date Palms and Royal Palms are a major asset to our community. The Committee is also focused on renewing and improving our Landscape going forward.

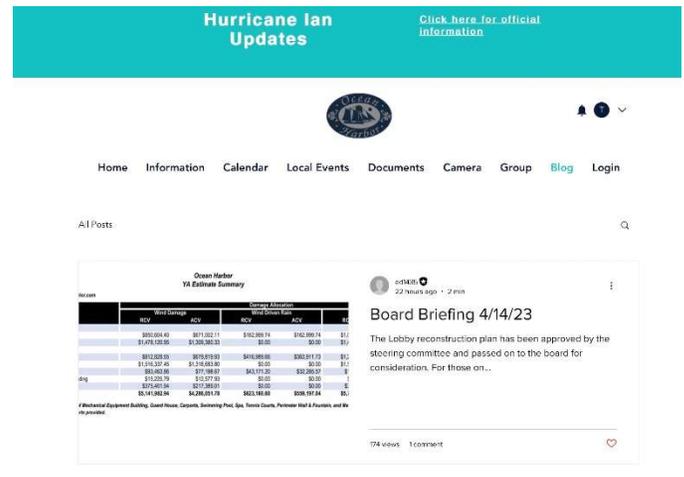
Sandy George and Barb Shulze
Co-chairs

OCEAN HARBOR OWNERS' PORTAL

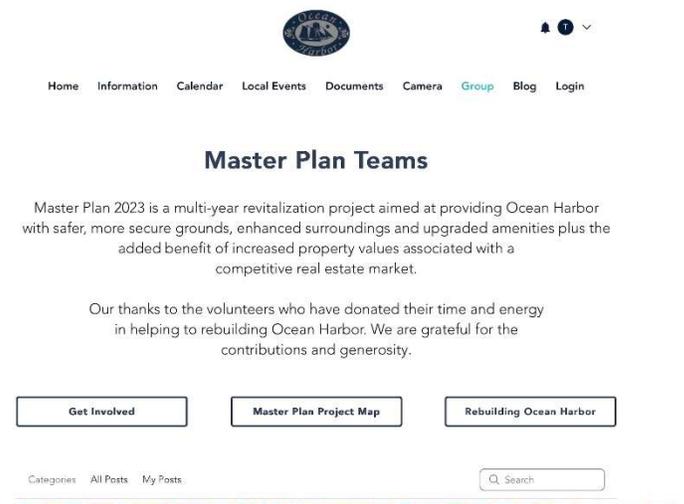


We are working hard to address timely communications with you all. We've designed three new content pages including a popular Blog, Master Plan Teams, and Rebuilding Ocean Harbor (replacing the hurricane updates page). These pages will provide you with an overview of what is currently taking place and what's to come.

Check out our new Board Briefings Blog which shares up-to-date details on what is currently taking place at OH by Ed Boerman, Board President. Soon, you will receive an email noting a new blog has been posted. Interested in getting feedback from the various blog topics? Post your comments and they will be addressed promptly. Or simply follow the chain of comments and replies. The Blog page is located on the top channel on oceanharborondo.com. You will need to sign into the portal to access.



Visit our new Rebuilding Ocean Harbor page which highlights the activities and projects of our Master Plan teams and committees. Proposed site drawings are in our “War Room” section which showcases site plans designed by W J Johnson & Associates, a local multi-disciplined engineering and landscaping firm. Want to share your thoughts, complete the Question and Comment form and Team Leader Mary Moyer will assist in providing the information. To access the Rebuilding Ocean Harbor page, click on the top banner “Click here for official Information”. This page replaces our initial hurricane updates.



The new Master Plan Teams web page (formally called Group) outlines the committees assigned with the rebuilding plans. Action Teams and their committees create posts and share their comments / pics within their committees as well as other action teams. This

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page is open to all owners. These volunteers have donated hours of their time and energy generating ideas to rebuild our property. Be sure to share your support and feedback. The Master Plan Project Map is posted at the top of the page and lists committees and their volunteers as well as important documents.

We are working hard to update the website and have hired a talented web designer. In addition, we are thrilled to have the support of Brenna who will soon be assisting the posting timely dates, board meeting docs, etc. Many of our web documents need updating but also must be approved by the board before we can publish. This is a work in progress, and we ask for your patience. Our summer goals are to have a working mobile site and continue to push out content in a timely manner.

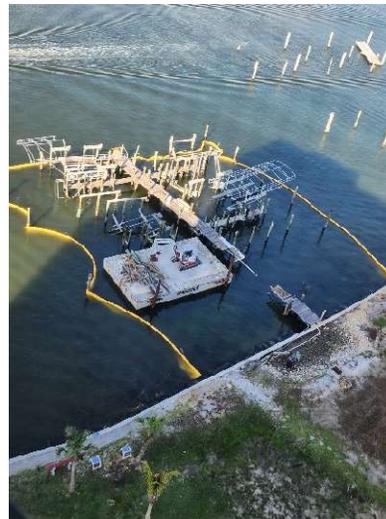
The portal has over 200 plus owners visiting regularly. If you haven't login into the portal, simply follow the directions below or contact denise.dechristoforo1@gmail.com and we'll walk you through the steps.

You can access the owner's portal at OceanHarborCondo.com. Click on "Click Here for official information located at the top light blue or the Owners Login button – this will allow you to create your portal login. Fill in your name and email that you want associated with the owner's portal. A confirmation message will appear. You will then receive an email with a code from Ocean Harbor. Enter the code in the box. You will receive confirmation that OH has received your request for membership. Once approved, you will receive a notice stating that your email is verified. You are now able to log in through our Ocean Harbor public website at www.oceanharborcondo.com. Please email denise.dechristoforo1@gmail.com if you have any issues.

Denise DeChristoforo

Ocean Harbor Yacht Club News

A year and one half ago we began the journey of replacing and upgrading the docks at Ocean Harbor. Thirty years of wear and tear in a saltwater environment exacerbated by wood eating worms necessitated the project. All was going to plan until Jan. Instead of one project to remove and replace, our project is now two.



As I write this update a barge with backhoe and a crew of three has begun dismantling the docks. We anticipate the effort will take three to four weeks. Phase two, the rebuild, will commence once Federal,

State and FMB permits are secured, engineered construction documents completed, contractor pricing obtained and we make it to the top of the list on the selected contractor's schedule. Our original summer 2023 rebuild schedule is unlikely, yet we remain optimistic.

Ocean Harbor Yacht Club is a Florida Non-Profit Corporation. Members of the Yacht Club must own a Condominium at Ocean Harbor and purchase the submerged land lease rights to one of the 34 slips in the Marina from an existing Yacht Club member.

If you have any Yacht Club questions, please don't hesitate to contact me.

Joe Hallberg, President
Ocean Harbor Yacht Club
jw.hallberg@gmail.com
651 270-0802

Ocean Harbor Watch

FORT MYERS BEACH NEWS



Around the Island Updates

To keep the residents of Fort Myers Beach updated on various government agencies I will provide some recent updates for our newsletter.

Town of Fort Myers Beach-

The town Local Planning Agency and Town Council recently received a proposal for revisions to the town's Comprehensive Plan. I recently had an opportunity to discuss the plan with Karen Woodson, a current member of our Town Council and a former Local Planning Agency member. According to Karen, the proposed plan did include some major changes to the plan. The Town Council decided not to make drastic changes to the plan but rather deal with exceptions as they occur. The plan remains a "work in progress" with minor tweaks being made by staff so that it is in alignment with building codes. One of the main reasons for not making major changes at this time is that the comprehensive plan has not been tested in a growth/rebuild situation. Another reason is that if major changes are made it would have to go to the county and state for approval and that process could take up to nine months. The council does not want to halt the build back process by that long.

In other town news, the Town has an official acceptance from our New Town Manager, Andrew Hyatt. He will start May 1st with a two-to-four-week transition time with Interim Town Manager Keith Wilkins.

The beach recovery plan includes a berm project which will include placing approximately 1.1 million cubic yards of sand on Fort Myers Beach. The town plans to construct an emergency berm in the easement area to provide protection from storm surge in

accordance with Federal Emergency Management Agency (FEMA) and the Florida Division of Environmental Protection (FDEP) guidelines.

For more information on what is happening at town hall please visit the town's website www.fmbgov.com

Fort Myers Beach Fire Control District

Fort Myers Fire Control District Chief Ron Martin announced his resignation effective March 17, 2023, citing personal reasons. He had been serving in that role since 2021.

The District Chief Scott Wirth will be the Acting Fire Chief. Scott joined the fire service as a volunteer firefighter in 1989. He began serving the public with the Placid Lakes Volunteer Fire Department until 1991, when he then joined the Fort Myers Fire Department. Chief Wirth holds an Associate Degree in Fire Science, several fire-related certifications and graduated Cum Laude with a Bachelor of Science in Business Administration. During his time in the fire service, Chief Wirth has been recognized for his outstanding public service. He has received awards for Dedicated Service, Exceptional Service, and the Grand Cordon Award. He received the George Sanders Firefighter of the Year Award for his role in identifying and capturing a serial arsonist, along with multiple Phoenix Awards for successful life-saving events.

Lee County Wants Input on Rebuilding Lee County

The Lee County Recovery Task Force will be hosting a series of 16 Town Hall Meetings from April 16 through May 11th. This will provide an opportunity to inform the public about the work of the task force and hear from the public on what is needed to repair and rebuild the communities affected by Hurricane Ian.

Ocean Harbor Watch

The Town Hall Meeting for Fort Myers Beach is scheduled for May 4, 2023 from 6 to 8 pm at Diamondhead Resort, 2000 Estero Blvd on Fort Myers Beach.

Fort Myers Beach Public Library

The Fort Myers Beach Public Library is accepting donations of materials in person at 2755 Estero Blvd. every Wednesday from 9 am to 2 pm. Staff asks that donated items be bagged up or boxed due to limited storage space during the reconstruction. Monetary donations can be mailed to the library's regular mailing address 2755 Estero Blvd Fort Myers Beach, FL 33931.

The library is specifically looking for the following items that were damaged or lost in the hurricane:

- Children's nonfiction
- Children's fiction and mystery

- Easy or board games for younger children
- Juvenile picture books

DVD's, CD's, audio books and playaways (both adults and kids)

For more information and updates on the library please visit their website at www.fmb.lib.fl.us/

The budget process will be underway this summer for all of these government agencies. While this is always a difficult process, working through the impacts of Hurricane Ian is likely to make the budget process even more challenging this year. I encourage you to follow their specific websites for updates.

Karen Swanbeck

Ocean Harbor Watch

OCEAN HARBOR MASTER PLAN PROJECT MAP 2023

OHMasterPlan2023@yahoo.com

The **Oversight Committee** is responsible for making the final recommendations to the Board on all proposals that come from the **Action Team Steering Committees**.

Each **Action Team** has a **Team Leader**. The **Team Leaders** form the **Steering Committee** for the Group with the Coordinator as Chair.*

OVERSIGHT COMMITTEE
 John George, Coordinator/Chair
 Ed Boerman, Board President
 Mike Englebert, Board Treasurer
 Scott Abbs,
 Mary Moyer,
 Cliff Wallace
 Mike Hauser
 Andrea Favalon (Adjunct)

STANDING COMMITTEES

ARCHITECTURAL REVIEW (ARC)
 BUDGET & FINANCE
 LANDSCAPE
 RESERVE STUDY

The Standing Committees interact with the Action Teams on an as-needed basis except for Landscape which is serving as an Action Team in Group Two.

**GROUP ONE ACTION TEAMS
 STEERING COMMITTEE**
 Mary Moyer, Coordinator/Chair

TEAM LEADERS

1A. CLUBHOUSE RENEWAL
 Chris Nicoletti
 1B. FITNESS CENTER
 Nicole Slomer
 1C. POOL AREA
 Deb Englebert
 1D. OUTDOOR RECREATIONAL VENUES
 Mike Peretto
 1E. INTERIOR COMMON AREAS
 (Other than the Clubhouse & Fitness Center)
 Deb Spencer

**GROUP TWO ACTION TEAMS
 STEERING COMMITTEE**
 Cliff Wallace, Coordinator/Chair

TEAM LEADERS

2A. PARKING LOTS (includes Covered Parking & Driveways)
 Greg Meehan
 2B. SITE SECURITY (includes perimeter wall)
 Don Rahm
 2C. SITE LIGHTING
 Tony DiChristoforo
 2D. BAY AREA (includes Boardwalk)
 Don Hester
 2E. LANDSCAPE
 Sandy George/Barb Shulze. Co-TL



****The FAST TRACK, as a stand alone component of the Master Plan process, is a Board initiative and outside the purview of the Oversight Committee except as a foundation to be incorporated into the longer range planning by the Action Teams.**

Ocean Harbor Watch

Even though Ocean Harbor was a mess, and there was nowhere else fun to go...

Oh we, we wanna have fun

Oh we just wanna have fun



Pictures by Kay Fogelson and Roger Shulze

Ocean Harbor Watch

CLASSIFIEDS

Scott's Driving Service



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

In addition to my driving service, I do screening and handyman services. I am available most anytime and a lot less expensive than contractors.

OCEAN HARBOR HOMEOWNERS
\$500 OFF CLOSING COSTS!



BUY OR SELL WITH TEAM SWANBECK
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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!”

TOM & KAREN SWANBECK
OCEAN HARBOR RESIDENTS
TOM SWANBECK
BROKER ASSOCIATE
C:(239) 292-6284
TOM@TEAMSWANBECK.COM
WWW.TEAMSWANBECK.COM

DENISE AND TONY DECHRISTOFORO
OCEAN HARBOR RESIDENTS



FORT MYERS BEACH

CONDO WATCHER

CONTACT
JODI RICHHART
616-808-6161

Condo Watcher

Jodi had a successful 27 year career in the law enforcement field. She has a strong work ethic, attention to detail, strong communication skills and is trustworthy and kind.

My Services

- Visual checks for signs of water damage, mold and mildew
- Check water heater
- Change furnace filters
- Check mail and forward packages
- Wash cars
- Start and drive vehicle in parking lot
- Reset Clocks if power outage
- Check LANAI Screens and Shutters
- Check overall security
- Open and closing of unit
- Verify AC and humidstat settings
- Cycle water in toilet, sinks, tubs and showers
- Additional services may be added at owners request

Phone: 616-808-6161 Email: yogablue17@gmail.com

Hurricane Ian proved to be another good reason to have a condo watcher who lives on site full time to check on your condo, boat and vehicle. Jodi lives at OH full time and is a trustworthy member of our community who is available to assist with on site communication involving construction, deliveries, updates and more. Contact Jodi consistent condo watching or special assignments.

Ocean Harbor Watch

Leaving for an Extended Period of Time/Summer

- 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 them and the manager with a valid phone number to contact you in the case of an emergency.
- 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 or stairwells (For Example Door Mats, Wall Art or Flower Pots, etc.....).
- Anyone leaving a car on the property must leave an extra key with the office. Especially this year with all of the construction projects going on.
- 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.

ANDREA FAVALON
Community Association Manager
Direct 239.463.2385