



Ocean Harbor Watch

The Ocean Harbor Newsletter



**What is this and where
is it at Ocean Harbor?**

**See "Welcome" for
contest rules and prizes**



Inside this issue:

Welcome	1
President's Column	1
Message from the Manager	1
Maintenance Supervisor's Trash Talk	2
Architectural Review Committee	2
Hotdoggers	3
Enhancements Committee	3
Fitness Center	3

February 2022

Kayak Launch Update	3
Ocean Harbor Owners' Portal	4
Social Committee Column	4
Fort Myers Beach News	4
Around the Pool	6
Announcements	7
Classifieds	8

Issue 10

The Premier Community on Fort Myers Beach

Ocean Harbor Watch

WELCOME

Contest Rules and Prizes: The first three people (max 1 per condo unit) to correctly identify what each of the cover pictures is and where it is at Ocean Harbor will receive a free Brat or Italian sausage or Hotdog and a free drink at a Hot Dog event in March. These prizes are courtesy of the Hotdoggers!

If you know all of the answers – Hats off to you! But if you don't know an answer, we put answers to each picture in the newsletter. Look for the Ocean Harbor logos. They are in plain sight somewhere in this newsletter. Here's the first answer (there are only 7 more to go):

 Answer 1 - Boardwalk Board by C-Pier

Send your answers as soon as you can to roger.shulze@gmail.com

The newsletter team of the Communications Committee has grown. In addition to Roger Shulze and Denise DeChristoforo as editors, we are pleased that Mike Peretto will be doing the FMB beat, Char Hester will write about Social activities, and Betty Rahm will help with editing.


PRESIDENT'S COLUMN

At the end of this month, the Annual Meeting of the Ocean Harbor Condominium Association takes place with two vitally-important items on the agenda—the Board election and a vote to approve the revised and updated condominium documents which are often simply referred to as the “Docs.” The “Docs” are the governing instruments that every condominium association is required to have and cannot function properly without, legally or otherwise.

The majority of Associations review and update their “Docs” every 8-10 years for obvious reasons. Times change. New statutes are

enacted over the years. Demographics shift within the condo community and the interests and priorities of owners shift with them. For the benefit of all owners, the governing documents should keep pace with the changes but Ocean Harbor is operating with “Docs” that have not been updated since 2002.

Over the coming weeks leading up to the Annual Meeting, copies of the proposed updated documents will be forwarded to all Association members. Written information will be distributed to provide an overview of the contents and highlight the key changes with explanations to each change. For those who prefer direct dialogue, one or more “Q & A” sessions will be conducted and, of course, contacting a Board Member with your questions or comments is always an option.

 Answer 7 - White Bird of Paradise by BBQ Station
Please take the time to get all the information you need to make a reasoned decision on both the Board of Directors election and the Documents Update and vote accordingly.

Thank you.

John George, President

MESSAGE FROM THE MANAGER

The Annual Meeting will be on March 31, 2022. This year we have four (4) candidates running for two (2) open seats on the Board of Directors. The candidates are Mike Engelbert, Mike Peretto, Ron Morgan, and Roger Shulze.

There will also be a members' vote on the update to the Condominium Documents.

If you have not signed up for electronic noticing and voting **please** consider signing up ASAP. To sign up please contact the office at 239.463.2385 or andrea.favalon@fsresidential.com. Electronic noticing and voting will save the Association a significant amount of money in

Ocean Harbor Watch

postage and will save the owners' frustration waiting on the mail to arrive or to be forwarded.

Please vote!

Andrea Favalon, FSR Manager

MAINTENANCE SUPERVISOR "TALKING TRASH"



Thanks to Mike Banks (1502B) for all the help with the trash room on long holiday weekends. We all appreciate it!

Reminders:

Do not put anything down the chute from 8 pm through 8 am.

Do not put glass down the trash chute **ever**! Even in garbage bags. People can get hurt!

All trash down the chute must be bagged and tagged.

Answer 2 - Planter Boxes South of Building A

Please share these rules with your guests and/or renters.

Thank you!

Jim Whitten, Maintenance Supervisor

ARCHITECTURAL REVIEW COMMITTEE

Envera Limited Access System

The new limited access system was approved at the February Board meeting. This system will replace the hardware and software for the doors on building A & B, the car gate and we will have new keyless locks on the pedestrian gates. The new system will be installed summer/fall (depending on permitting) and will be ready to go for the next season.

No longer will the 5 digit gate codes be floating around. There will be a virtual guard at the car

entrance for guests. Virtual means that there is a live person at Envera watching the video cameras at our front gate and will greet visitors who pull up to the gate. They can see the guest, but the guest cannot see the guard. The visitor will announce themselves and who they are here to see. An owner can pre-register any guest by website, phone app or calling the 800 number. If the guard sees that the guest has been registered, they will open the gate, and the guest can drive in. The system will take videos of the license plate and driver with the time and what owner approved the guest.

The owner can also register the guest for multiple days so the next time the guest pulls in, the system will recognize the license plate and allow the guest to enter. If the guest is not pre-registered, the guard will call up to two owner phone numbers to approve the guest.

Owners will have an RFID chip on their windshield for easy access just like the key fob. The lobbies and side gates will have fobs/swipe cards for easy access along with keypads on the lobby doors.

This system allows for OH management to delete a fob or limit the time when a fob can be used. It can limit vendors to times/days they have access. Long term guest/family can be approved by OH and we can set time limits for approval of long term guests. OH can set up what delivery trucks can enter so the when the guard sees, for example, a FedEx, Amazon or mail truck, they will open the gate. If you have a delivery from someone such as Lowes, the guest would pre-register that delivery.

Envera will be simple to use and will keep people out who have not been approved by the system. Check out some YouTube videos on Envera or feel free to email or call me, I will be happy to answer any questions.

Scott Abbs, 317-432-0977
sabbs@sheltonmachinery.com

Ocean Harbor Watch

Lighting Project

News from the lighting committee. This picture shows our test area at night between the club house and the pool equipment fence. There are nine path lights with 3 watt LED bulbs each and a pilot run of 4 up- lights of 5 watts each.



That's only 47 watts. Remember the days when we were screwing 60 watt bulbs into our lamps? This week we are starting the entire path light project, which will take about 3 weeks to finish.

Tony DeChristoforo, chair

“HOTDOGGERS”

On Saturdays poolside, you can have a One Stop Shop for your lunch. The Hotdogger committee is serving hot dogs, brats and Italian sausages. Your lunch can include chips, cookies, pop or beer.

March dates are: 5th, 19th and 26th. Please come and support the Hot Doggers. Volunteers are always needed and welcome.

📞 Answer 8 - Yacht Club Flag on Fishing Pier Call Sandy George with questions: 716 380 2408

ENHANCEMENTS COMMITTEE

Elevator Cabs

The elevator floors should be completed in May. The reason for the delay was that the

incorrect tile color was initially installed, had to be removed and the correct tile purchased.

Lobbies

The new drapery panels were installed in the lobbies. We have received positive feedback about them.

The five chairs for each lobby are scheduled for delivery by the end of

📞 Answer 3 - Table Top in the Lobby April.



FITNESS CENTER

Just want to say thank you to Mike & Debbie Englebert for replacing the large battery in the Arc Trainer in the fitness center. Debbie noticed it was acting funny so Mike found the battery and ordered a new one. He installed it and it's working fine. Thanks to everyone who donates for upkeep as this is a perfect example of things we need to be mindful of.

Mary Moyer

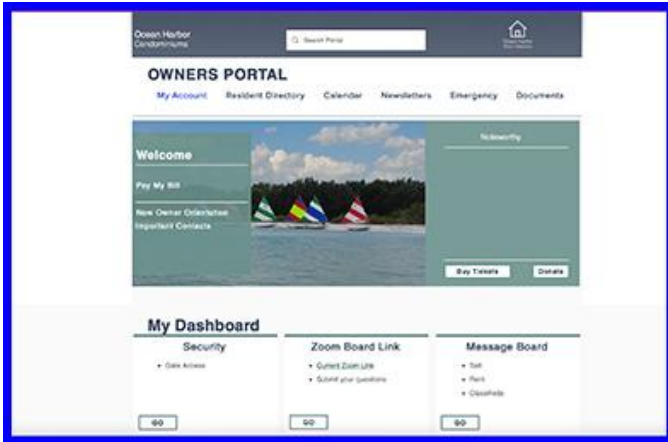
KAYAK LAUNCH UPDATE

Members of the kayak committee shared several designs of kayak launches at the February Board of Directors' meeting. The location of the kayak launch site will be on the bay side - North of Pier A. The system will be attached to the seawall. The committee will present their final recommended design at the March 31 Board meeting. The selected design will incorporate the best solutions for safety, ergonomics, costs and maintenance. A kayak club is in the process of being formed and open to all interested kayakers. If you would like to get involved, please let us know.

Contact Denise DeChristoforo

Ocean Harbor Watch

OCEAN HARBOR OWNERS' PORTAL



The Ocean Harbor new Owner's Portal is scheduled to launch in late March. A formal presentation will be made at the March 31 Board meeting. Owners will have easy access to important owner documents, forms, contacts as well as the new owner's orientation slideshow, rental information, all Board meeting agendas, minutes and the current operating budget. The new limited access info will be available along with links to Zoom meetings. We will also have a Message Board for owner's interested in selling or renting their units as well as classifieds.

Contact Denise DeChristoforo

SOCIAL COMMITTEE COLUMN

Social Events in March

On Tuesday, March 8th right after BINGO, fun will continue with Happy Hour & cocktails from the Tiki Bar, music from Ed's playlist and hot dogs will be grilling. Please join the Bingo, Social and Hotdoggers committees as they join together to bring you a fun evening. 4:30 to 7 pm. (hot dogs only). No sign up sheet needed.

Tickets for the St Patrick's Day event will be sold during Bingo and the Happy Hour. \$35/pp March 17th, **St. Patrick's Day**, 6-9 p.m. Wear your green and join us poolside for dinner and

show. Food items will be brought to you by Dudleys Beach Side BBQ. You may choose from a Shrimp Boil or Rib dinner. Music by Roy will entertain you with a large variety of music; Oldies, ballads, pop dance music and more from this One Man Band will bring you to the dance floor. \$35.00/pp includes dinner, dessert and your choice of TWO beverages (beer, wine or soda) Make your reservation and purchase your ticket March 8th during Bingo or at the Hot Dog Happy hour, or phone Jan Boerman @ 630 605 5722. **THERE IS A RESERVATION and PURCHASE DEADLINE of MARCH 15th.**

MARCH 25, 6-9 p.m., will conclude our Social Season with the Farewell party. Country Night will be the theme with Brenda Peretto and Line Dancing (or your own version of country dancing). Music will be provided by DJ Dr. Neal "Quickdraw" Phillips from the Orlando area. Neal promised us the best in country dance music with thousands of music choices. Cost is ☎ Answer 4 - Potted Plant Outside the Lobby \$20.00/pp; Cheeseburger in Paradise will be served Country Style. Sign up by the elevators.

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

FORT MYERS BEACH NEWS



Margaritaville construction continues to move forward. Completion is still set for the summer of 2024. But if

the current rate of progress continues, perhaps it will be finished sooner.

Ocean Harbor Watch



Speaking of Margaritaville, those of us who are beach residents (33931 zip code on

driver's license) will receive a 25% discount on store purchases, food, drink and admission to the waterpark. This tidbit is per Section 26 in the FMB City Agreement.



After seven years, the ReFresh FMB paving and drainage project is coming to an end, at a bit over the \$80,000,000 budget. The official ribbon cutting is scheduled for March 30 at Charley's Boat House, but actual construction should be done by early March.

Lee County denied the city's request to fund additional lighting along Estero Blvd. They



offered 1.4 million, which was the amount offered a few years ago. This is enough to light only

the crosswalks. In the interest of public safety, FMB wants the road lit all the way down, at

specific intervals. Mayor Murphy has said, "You have no idea how many people say they are deathly afraid of driving down the road at night because they are afraid they are going to hit somebody." FMB is looking into more options and asking for the county to continue the discussion.

Other projects on the island include work on the park between Snug Harbor and Nervous Nellie's. Updated landscaping will enhance a new band shell.



Further south, a dedicated mooring field facility is being built near Matanza's. This will service the

two large mooring fields on the south side of the bridge. It will house an office, a lounge, laundry and restroom/shower facilities.

Bay Oaks Rec. Center, located mid-island behind the library, is slated to begin a 5.5 million dollar renovation. The project will include a new building, improved ball fields, as well as new tennis and pickle ball courts.



It's a good time to be a resident on Fort Myers Beach!

Michael Peretto

Ocean Harbor Watch

AROUND THE POOL



Ocean Harbor Watch

ANNOUNCEMENTS

Book Club

Our last meeting was at Annie Meehan's (404-A). She is the author of the book, "Be the Exception". It's a self-help book, outlining steps to deal with life's roadblocks, both large and small.

The next book is "The Winemaker's Wife", by Kristin Harmel. It is an historical fiction novel, primarily set in the Champagne region of France during World War II. Intrigue, love and betrayal, along with a few plot twists, propel the story forward. We will meet at Marilyn Quackenbush's condo (401-A) at 3:00 on Friday, March 25. Marilyn said the book is \$8.99 on Kindle, and \$9.98 in paperback. It is also available at many libraries to download onto a Kindle or I-pad.

Marilyn will provide drinks, but asks that each person bring an appetizer.

📍 Answer 5 - Orchids by the West Side of the Clubhouse



We're looking for a few people who would like to play Bridge. If you are interested, please contact Marilyn Quackenbush in 401 in the A building at 239-463-4581, or cell 239-339-3706. Perhaps we can find a table or two, and determine the best time for playing, based on the availability of those who are interested. Let me know!

GOLFERS: Join us at Bonita Fairways every Wednesday, with tee times starting at noon. Sign up in the lobby of each building by Sunday at 9pm.

If your plans change, please contact Wayne at 262-402-9526 or Bonita Fairways at (239) 947-9100

The course has been greatly improved with new greens and sand traps. Everyone is invited. This is a social gathering for golfers of all (or no) skill-levels. Please note that Bonita Fairways accepts only credit cards.



Ocean Harbor Watch

CLASSIFIEDS

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

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

Answer 6 - Sand Dollar Sculpture by the BBQ Station



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Bed Rail (each)	\$20
Bouncer Seat	\$15
Car Seat (various)	\$35
Diaper Taper	\$40
Diaper Stroller	\$45
Full Size Crib w/bed	\$50
Highchair	\$30
Pack of Play w/bed	\$35
Single Stroller	\$35
Single Stroller	\$35
Youth Bed	\$45

Beach Equipment	Per Week
Adult Life Preserver	\$30
Beach Cushion	\$40
Beach Cart	\$25
Beach Chair/Lounger	\$15
Beach Towel	\$7
Beach Wagon	\$30
Body Board	\$25
Child Life Preserver	\$25
Cooler w/bed	\$30
Pro Skin Board	\$30
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/bed	\$30
Cricut	\$15
Shower Seat	\$40
Wheelchair	\$50
Beach Wheelchair	\$45 per day

Sports Equipment	Per Week
Golf Clubs (men/women)	\$20 per day
Tennis Racquet set of 2	\$30
Corn Hole	\$25
Bocce Ball set	\$25
Fishing Pole Adult	\$15
Fishing Pole Child	\$15
Bait Bucket	\$5
Kayak Single	\$45 per day
Kayak Double	\$60 per day
Paddle Board	\$45 per day

(Prices Subject to Change)

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My Services

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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.

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DENISE AND TONY DECHRISTOFORO
OCEAN HARBOR RESIDENTS



OCEAN HARBOR

CONDO WATCHER

CONTACT JODI RICHART
616-808-6161