

Sandarac A News

www.thesandarac.com

January, 2022

From the President

Welcome to The Sandarac, property owners and your tenants/guests. I expect a more normal season as we all cope with the continued Covid mysteries. Rest assured, vehicle traffic has not changed, and will challenge everyone in their movement on the island. One of the many blessings we have at Sandarac is the ability to keep your car parked and walk to many of your daily destinations.

Your Sandarac Association has started the second year of property management services with Sandcastle Community Management. One year ago, your Board of Directors knew there would be a learning curve and many differing owner "expectations" to be met. Owner acceptance of the many changes and challenges was anticipated by the Board to be a 2-3 year process. The \$65,000 annual cost savings to our budget will continue and is significant at a time when other costs are marching higher to operate our Sandarac property.

To remain a strong viable community at the Sandarac, we as owners have to police and monitor ourselves and adhere to the Documents and Rules and Regulations of the Association. The enjoyment of our facilities on Ft. Myers Beach can only be fully realized if we respect the needs of our fellow owners, tenants, and guests.

My hope is that everyone equally enjoys living or staying at The Sandarac. Let's toast to a healthy, safe, and prosperous 2022! Thank you,

David Warrington, President
The Sandarac Association



Contact Information

Sandarac A is managed by Sandcastle Community Management. Our Community Association Manager is Ken Abel (239) 596-7200 ext. 241; He can be reached M-F 8 am to 4:30 pm; email KenA@sandcastleCM.com; Our Admin is Megan Sainvil ext. 224; email MeganS@sandcastleCM.com. Their after-hours emergency hotline is answered 7 days/week. For after-hours Association-related maintenance emergencies, call 1-877-626-8585. Questions about business operations go to Ken. Questions about facilities and maintenance go to Joel at manager1@thesandarac.com.

Board Members

Dave Warrington, **President** dwarrington74@gmail.com
Chuck Morrison, **Vice President** mchuck7@yahoo.com
Kelly Hartman, **Treasurer** KHartman@insightsonline.net
Denise Klint, **Secretary** dklint848@comcast.net
Carol Barbieri, **Director** carolisaid@yahoo.com

From an Owner

It is so easy to miss as you pull into the carpark, eager to get to your beautiful condos and catch a bit of the glorious sunsets we all love. You'll miss it, for sure, if you venture out on foot to Pinchers, CVS or Santini Plaza; exiting and re-entering through the short-cut (wooden gate). So, what are you missing, you ask? Why, it's all the new and beautiful landscaping and colorful plants, thanks to the voluntary efforts of our Landscape Committee and our Maintenance Crew.

We've all been so very concerned by the disruption and seemingly endless road construction coupled with the major water works our complex has undergone, we might have given up on the idea that things would ever be "normal" again here at the Sandarac. And while the work still has some "tweaking" left to be done, it's time to take a look and smell the flowers. Yes, the Sandarac is blooming once again. So, to our Landscape Committee: Carol Barbieri; Sharon Cook; Denise Klint; and our Maintenance Department: Lucio and Jöel. Thank you all for making our homes (and home away from homes) one of the best on the block !!! Yay team Sandarac !!
Bob Ghiorzi A608

Fort Myers Beach Area Farmers Market

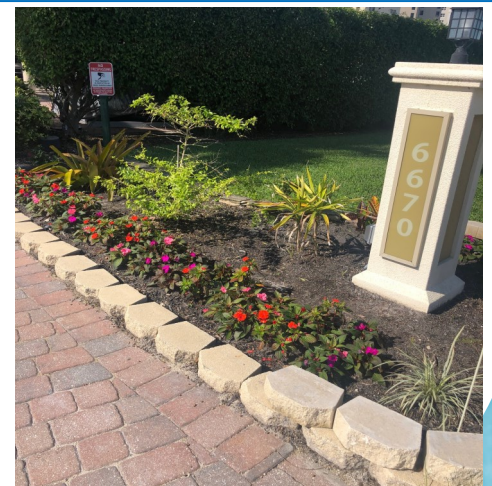
Find fresh produce, arts and crafts, food and more!

Santini Farmers Market Fort Myers Beach

Every Tues and Thurs thru May 26 8 A.M. to 1 P.M.

Beach Baptist Farmers Market

Every Wed and Fri thru May 27 8 A.M. to 1 P.M.



If you have other ideas for the newsletter, please contact kathymcconnell@cinci.rr.com.

Some Friendly Reminders!

PARKING

All vehicles owned or used by unit owners and or tenants, parked on association property shall display a parking pass/sticker. (2) passes were issued to each unit. Replacement passes are \$10 each. Contact Carol Barbieri (908) 797-3579.

Unit owners or tenants shall park only in the space assigned to their unit.

If you have renters in the unit you must leave your assigned space available for them to park their vehicle.

No owner or tenants shall park in the spaces designated for visitors.

No unit owner or tenant shall have more than two (2) vehicles on the property.

PETS

Service and/or emotional support animals must meet requirements and be registered with the Board.

Guests, tenants and invitees are NOT permitted to have or bring pets onto the property or keep pets in their unit.

RENTALS

All rentals shall be for a period of no less than thirty (30) continuous days, or one (1) continuous month.

From Joel

Every owner must have a designated Condo Watch person. That person's name must be provided to Sandcastle Community Management. Please arrange for Condo Watch services when you are not on the property. In the event of a major storm such as a hurricane, we will check condos for water intrusion and charge a \$60 fee if your condo watch person is unable to check your unit within 24 hours after a storm.

Electrical strikes can result in failure of A/C unit to operate properly, and high humidity in your unit can result in surface mold within several days. Any vacant/unoccupied units, even for one night, need to have the main water and electricity to the hot water heater turned off.

Water heaters more than 7 years old must be inspected annually by a licensed professional.

When replacing the water heater, a pan must be under the water heater, per code.

When you are away from your unit, the Humidistat should be on the "on" position.

When you are away from your unit, the temperature setting should **never** be set higher than 77°.

Road Project Update

We have sidewalks! Yes, there are now sidewalks on both sides of the street, and they are beautiful!



Our website www.thesandarac.com is being updated. Check it for the latest Sandarac information.

FMB Community News

You could hear a gasp when the FMB Town Council saw this picture of the Matanzas Pass Bridge redesign for the first time. The purpose is to help traffic flow as cars come over the bridge and onto the island. There is no longer room on the right side of the bridge for cyclists (or pedestrians) to travel onto the island. The next concern is the bottleneck at the base of the bridge. There will also be more traffic lights in the area. FDOT is installing a new signal with crosswalks at SR 865 & Main street before the bridge and another at SR 865 & 5th Street/ Estero Blvd. There will also be a new traffic light on Estero Boulevard and Crescent by the new Margaritaville. The town is looking into converting the parking spots in front of Winds into a second lane to relieve some of the congestion coming off the bridge.



The maze of crosswalks got little attention due to how shocked everyone was from the photo of the bridge changes. The council again pressed the state to look for ways to funnel pedestrians into one area to cross the street, either with a walkover or guardrails. Stay tuned. Under study. The project is to start mid 2023 and be completed by the end of 2024. Source Beach Talk Radio Newsletter. Beach Talk Radio will carry the F.D.O.T. Matanzas Pass Bridge meeting live on Facebook and YouTube, Thursday, Feb 3rd at 5 PM.

More Fort Myers Beach Project Updates and Margaritaville—Jim Atterholt FMB Town Council

There is much to be hopeful about the trajectory of Fort Myers Beach. Many of our community's past leaders are responsible for providing the vision for our Island Renaissance. The challenge before the current Town Council is to manage the change wisely and to ensure forward progress. Many individual projects have already garnered attention but rarely is the collection of projects that constitute the Island Renaissance considered in its entirety.

Estero Boulevard

The most obvious development has been the county's renovation of our Estero Boulevard. As part of this development, the county has infused \$79.7 million in a new road surface, bike lanes and sidewalks for our island. These enhanced bike lanes and the new and improved sidewalks will hopefully allow more folks to leave their cars at home and help with traffic. Additionally, our town has invested \$60 million for new storm and drinking water infrastructure. The improved storm water system has already helped to dramatically reduce traffic jams caused by flooded intersections after rainstorms. It can also help to protect the water quality by better controlling runoff flowing back into the ocean. Proper lighting for the road and crosswalks must be a priority. An amber light solution has been approved by the town and negotiations with the county and FP&L regarding funding and implementation are ongoing.



A new \$55 million dollar county bridge will begin construction at the south end of the island in the second half of 2022. The new bridge will be built adjacent to the old bridge on the Gulf side, and, when completed, the old bridge will be torn down. The new bridge will be high enough that it will not need to be raised when tall boats attempt to pass, and the bridge will have significantly enhanced capacity for both pedestrians and bikes. It is expected to be completed near the end of 2024.

The New Bayside Park

Over the past year, the Town of Fort Myers Beach has approved renovation plans for Bayside Park, Times Square and the Bay Oaks Community Center. The Bayside Park restoration begins this month and is expected to be finished before the end of the year. The Times Square restoration should begin July 5th and be completed by the end of the year. The new Bay Oaks Community Center should also break ground some time in 2022.

State D.O.T. Matanzas Pass Bridge Project

Lastly, the state, county and town are currently in discussions to improve traffic flows at the foot of the bridge on the north end of the island. This will be another significant change to our island that is still in the design phase with most of the \$6.8 million price tag being covered by the State of Florida and Lee County. This project is expected to begin in the spring or summer of 2023. The Florida Department of Transportation is holding a public hearing on the project at Chapel by the Sea Church at 5 p.m. on February 3, 2022. This project will have a major impact on our island and is still evolving. I would encourage you to attend the public hearing to learn more details and share your input.

Margaritaville

On the private sector front, the new Margaritaville project broke ground last year. This development will cover seven acres near Times Square, and fill several lots left empty by the destruction of Hurricane Charlie in 2004. The 254-room resort will be connected from the Gulf-side to the Bay-side via an enclosed pedestrian bridge over Estero Blvd. This pedestrian overpass will be open to the public which should help prevent traffic from having to slow down at that section of Estero Blvd. It is my hope that this pedestrian overpass concept can become a model for other parts of our island as well to assist with traffic congestion. The grand opening for the resort is expected to be in August of 2023 and will bring new restaurants and other amenities to our island. It is also exciting to see the new private investment, upgrades and improvements already being made by other businesses who are neighbors to the new Margaritaville property.



These are bold quality of place projects that will improve our island's attractiveness to both our residents and our visitors. If we are creative, and we look for new ways to manage our traffic and parking challenges—these projects will also enhance the quality of life for those who call our island their home. Even with all our challenges, I continue to believe that the coming Island Renaissance is a revitalization of Fort Myers Beach of such magnitude that our future remains mostly sunny.