

Mariners Boathouse & Beach Resort

September 2026 Newsletter

Sunshine, Sand, and September on Fort Myers Beach!

Dear Owners and Friends,

September is here, and while summer may be winding down in other parts of the country, here on Fort Myers Beach, summer is still going strong! 🌞 🌴

Yes, it's hot — but around here, we like to say every day is a good day to be at the beach! Whether you're enjoying the Gulf breeze, taking a dip in the pool, heading out on the water, or simply relaxing on your balcony, there's no shortage of ways to enjoy island life.

We're excited to share what's happening around Mariners Boathouse & Beach Resort as we head into another busy month.

Around the Resort

A Warm Welcome to Our New Staff

Our new staff members are settling in well and acclimating to life here at Mariners Boathouse. We're happy to have them on board and appreciate all of their hard work as they become familiar with our owners, guests, property, and day-to-day operations.

We're looking forward to seeing them continue to grow into their roles and become an important part of our Mariners team!

Maintenance Weeks Are Underway

We are currently working through our maintenance weeks for the units. This is an important time for us to take a closer look at each unit and make sure everything is in good shape for our owners and guests.

During this time, we'll be:

Reviewing units for maintenance needs

Completing necessary repairs

Deep cleaning and freshening up units

Upholstery cleaning

Checking inventory and replacing missing or worn items

Purchasing items needed to keep each unit properly stocked

Addressing those little things that can easily be overlooked during a busy rental season

We have also updated the guest books in the units with new inventory sheets. These will help us keep better track of what is provided in each unit and make it easier to identify anything that needs to be replaced or replenished.

Our goal is simple: to keep our units comfortable, clean, well-maintained, and ready for the next guest.

On-Site Improvements

We've had several projects completed around the property recently!

Tree Trimming

Our tree trimming has been completed, helping keep the property looking neat and maintained while also addressing necessary landscaping and safety needs.

Unfortunately, we discovered a palm that was uprooted and unsafe. It is scheduled for removal.

ADA Pool Lift

An ADA pool lift has been installed, providing improved accessibility and making our pool area more welcoming and accessible for everyone.

Game Room Storage

We also added a door to the game room, creating additional storage and a more secure space for keeping supplies and equipment.

We're always looking for ways to improve the property, and we appreciate everyone's patience and support as these projects move forward.

Owner & Sales Update

Our collection efforts are going well, and we appreciate everyone's cooperation in keeping accounts current.

The foreclosure process on delinquent units has been completed, and those units are now listed for sale.

Unit sales are continuing, although things have slowed down a little compared with previous months. We currently have 25 total units sold, and we're continuing to work toward keeping the property moving in a positive direction.

On the rental side, things are looking good! Our rental program is performing well, with approximately \$60,000 in gross rental revenue. We're very encouraged by the continued interest in Fort Myers Beach and the demand for stays at Mariners.

September on Fort Myers Beach

There is plenty happening around the island this month!

Labor Day Weekend

If you're looking for a reason to extend summer just a little longer, Labor Day weekend is the perfect excuse.

Bash on the Bay is taking place September 5–7 with three days of live entertainment, food, vendors, boating activities, contests, and family fun on the bay.

There will also be Jimmy Buffett Day festivities around Fort Myers Beach September 4–7, bringing plenty of island music and Margaritaville-style fun to the holiday weekend.

ROAR Offshore Boat Races

One of the biggest September events on Fort Myers Beach is coming up September 11–13!

The ROAR Offshore Fort Myers Beach powerboat races return to the island for a weekend of high-speed racing and waterfront excitement. The 2026 race is scheduled for September 12–13, with activities beginning September 11.

If you love boats, this is definitely a weekend you won't want to miss!

Island Hopper Songwriter Fest

Later in the month, the 11th Annual Island Hopper Songwriter Fest returns September 18–27, bringing live music and songwriters to venues throughout the Southwest Florida area.

It's another great reason to make a September trip to the island.

We're Advertising!

We've been working with the Fort Myers Beach Chamber of Commerce to promote Mariners Boathouse & Beach Resort and help bring more visitors to the island.

With Labor Day weekend and the ROAR Offshore boat races both coming up, we're hoping for a strong rental turnout. Fort Myers Beach has plenty happening this month, and we want to make sure travelers know that Mariners is a great place to stay while enjoying it all.

🌴 It's Never Too Late for a Beach Getaway!

Thinking about a last-minute trip?

It's never too late to book a getaway!

September is a wonderful time to visit Fort Myers Beach. The water is warm, the sunsets are beautiful, and there's always something happening on the island.

If you have friends or family looking for a place to stay, please encourage them to reach out to us. Call the Mariners Boathouse office for availability and more information.

🌞 Until Next Month...

Thank you to all of our owners, guests, and supporters for being part of the Mariners Boathouse & Beach Resort family.

We're continuing to work behind the scenes to maintain and improve the property, prepare our units for guests, and make Mariners an even better place to own, visit, and vacation.

From maintenance projects to new improvements, strong rentals, and exciting things happening around the island, there's a lot to look forward to!

So grab your sunglasses, bring your beach towel, and remember:

Every day is a good day to be at the beach! 🌊 🌞 🌴

See you on Fort Myers Beach!

– The Mariners Boathouse & Beach Resort Team

	WEEK		2026	2027	2028	2029	2030	2031
FIXED	1		01/02 - 01/09	01/01 - 01/08	01/07 - 01/14	01/05 - 01/12	01/04 - 01/11	01/03 - 01/10
FIXED	2		01/09 - 01/16	01/08 - 01/15	01/14 - 01/21	01/12 - 01/19	01/11 - 01/18	01/10 - 01/17
FIXED	3		01/16 - 01/23	01/15 - 01/22	01/21 - 01/28	01/19 - 01/26	01/18 - 01/25	01/17 - 01/24
FIXED	4		01/23 - 01/30	01/22 - 01/29	01/28 - 02/04	01/26 - 02/02	01/25 - 02/01	01/24 - 01/31
FIXED	5		01/30 - 02/06	01/29 - 02/05	02/04 - 02/11	02/02 - 02/09	02/01 - 02/08	01/31 - 02/07
FIXED	6		02/06 - 02/13	02/05 - 02/12	02/11 - 02/18	02/09 - 02/16	02/08 - 02/15	02/07 - 02/14
FIXED	7		02/13 - 02/20	02/12 - 02/19	02/18 - 02/25	02/16 - 02/23	02/15 - 02/22	02/14 - 02/21
FIXED	8		02/20 - 02/27	02/19 - 02/26	02/25 - 03/03	02/23 - 03/02	02/22 - 03/01	02/21 - 02/28
FIXED	9		02/27 - 03/06	02/26 - 03/05	03/03 - 02/10	03/02 - 03/09	03/01 - 03/08	02/28 - 03/07
FIXED	10		03/06 - 03/13	03/05 - 03/12	02/10 - 03/18	03/09 - 03/16	03/08 - 03/15	03/07 - 03/14
FIXED	11		03/13 - 03/20	03/12 - 03/19	03/18 - 03/24	03/16 - 03/23	03/15 - 03/22	03/14 - 03/21
FIXED	12		03/20 - 03/27	03/19 - 03/26	03/24 - 03/31	03/23 - 03/30	03/22 - 03/29	03/21 - 03/28
FIXED	13		03/27 - 04/03	03/26 - 04/02	03/31 - 04/07	03/30 - 04/06	03/29 - 04/05	03/28 - 04/04
FIXED	14		04/03 - 04/10	04/02 - 04/09	04/07 - 04/14	04/06 - 04/13	04/05 - 04/12	04/04 - 04/11
FIXED	15		04/10 - 04/17	04/09 - 04/16	04/14 - 04/21	04/13 - 04/20	04/12 - 04/19	04/11 - 04/18
FIXED	16		04/17 - 04/24	04/16 - 04/23	04/21 - 04/28	04/20 - 04/27	04/19 - 04/26	04/18 - 04/25
FLOAT / FLEX	17		04/24 - 05/01	04/23 - 04/30	04/28 - 05/05	04/27 - 05/04	04/26 - 05/03	04/25 - 05/02
FLOAT / FLEX	18		05/01 - 05/08	04/30 - 05/07	05/05 - 05/12	05/04 - 05/11	05/03 - 05/10	05/02 - 05/09
FLOAT / FLEX	19		05/08 - 05/15	05/07 - 05/14	05/12 - 05/19	05/11 - 05/18	05/10 - 05/17	05/09 - 05/16
FLOAT / FLEX	20		05/15 - 05/22	05/14 - 05/21	05/19 - 05/26	05/18 - 05/25	05/17 - 05/24	05/16 - 05/23
FLOAT / FLEX	21		05/22 - 05/29	05/21 - 05/28	05/26 - 06/02	05/25 - 06/01	05/24 - 05/31	05/23 - 05/30
FLOAT / FLEX	22		05/29 - 06/05	05/28 - 06/04	06/02 - 06/09	05/31 - 06/08	05/31 - 06/07	05/30 - 06/06
FLOAT / FLEX	23		06/05 - 06/12	06/04 - 06/11	06/09 - 06/16	06/08 - 06/15	06/07 - 06/14	06/06 - 06/13
FLOAT / FLEX	24		06/12 - 06/19	06/11 - 06/18	06/16 - 06/22	06/15 - 06/22	06/14 - 06/21	06/13 - 06/20
FLOAT / FLEX	25		06/19 - 06/26	06/18 - 06/25	06/22 - 06/30	06/22 - 06/29	06/21 - 06/28	06/20 - 06/27
FLOAT / FLEX	26		06/26 - 07/03	06/25 - 07/02	06/30 - 07/07	06/29 - 07/06	06/28 - 07/05	06/27 - 07/04
FLOAT / FLEX	27		07/03 - 07/10	07/02 - 07/09	07/07 - 07/14	07/06 - 07/13	07/05 - 07/12	07/04 - 07/11
FLOAT / FLEX	28		07/10 - 07/17	07/09 - 07/16	07/14 - 07/21	07/13 - 07/20	07/12 - 07/19	07/11 - 07/18
FLOAT / FLEX	29		07/17 - 07/24	07/16 - 07/23	07/21 - 07/28	07/20 - 07/27	07/19 - 07/26	07/18 - 07/25
FLOAT / FLEX	30		07/24 - 07/31	07/23 - 07/30	07/28 - 08/04	07/27 - 08/03	07/26 - 08/02	07/25 - 08/01
FLOAT / FLEX	31		07/31 - 08/07	07/30 - 08/06	08/04 - 08/11	08/03 - 08/10	08/02 - 08/09	08/01 - 08/08
FLOAT / FLEX	32		08/07 - 08/14	08/06 - 08/13	08/11 - 08/18	08/10 - 08/17	08/09 - 08/16	08/08 - 08/15
FLOAT / FLEX	33		08/14 - 08/21	08/13 - 08/20	08/18 - 08/26	08/17 - 08/25	08/16 - 08/23	08/15 - 08/22
FLOAT / FLEX	34		08/21 - 08/28	08/20 - 08/27	08/26 - 09/01	08/25 - 08/31	08/23 - 08/30	08/22 - 08/29
FLOAT / FLEX	35		08/28 - 09/04	08/27 - 09/03	09/01 - 09/08	08/31 - 09/07	08/30 - 09/06	08/29 - 09/05
FLOAT / FLEX	36		09/04 - 09/11	09/03 - 09/10	09/08 - 09/15	09/07 - 09/14	09/06 - 09/13	09/05 - 09/12
FLOAT / FLEX	37		09/11 - 09/18	09/10 - 09/17	09/15 - 09/22	09/14 - 09/21	09/13 - 09/20	09/12 - 09/19
FLOAT / FLEX	38		09/18 - 09/25	09/17 - 09/24	09/22 - 09/29	09/21 - 09/28	09/20 - 09/27	09/19 - 09/26
FLOAT / FLEX	39		09/25 - 10/02	09/24 - 10/01	09/29 - 10/06	09/28 - 10/05	09/27 - 10/04	09/26 - 10/03
FLOAT / FLEX	40		10/02 - 10/09	10/01 - 10/08	10/06 - 10/13	10/05 - 10/12	10/04 - 10/11	10/03 - 10/10
FLOAT / FLEX	41		10/09 - 10/16	10/08 - 10/15	10/13 - 10/20	10/12 - 10/19	10/11 - 10/18	10/10 - 10/17
FLOAT / FLEX	42		10/16 - 10/23	10/15 - 10/22	10/20 - 10/27	10/19 - 10/26	10/18 - 10/25	10/17 - 10/24
FLOAT / FLEX	43		10/23 - 10/30	10/22 - 10/29	10/27 - 11/03	10/26 - 11/02	10/25 - 11/01	10/24 - 10/31
FLOAT / FLEX	44		10/30 - 11/06	10/29 - 11/05	11/03 - 11/10	11/02 - 11/09	11/01 - 11/08	10/31 - 11/07
FLOAT / FLEX	45		11/06 - 11/13	11/05 - 11/12	11/10 - 11/17	11/09 - 11/16	11/08 - 11/15	11/07 - 11/14
FLOAT / FLEX	46		11/13 - 11/20	11/12 - 11/19	11/17 - 11/24	11/16 - 11/23	11/15 - 11/22	11/14 - 11/21
FLOAT / FLEX	47		11/20 - 11/27	11/19 - 11/26	11/24 - 12/01	11/23 - 11/20	11/22 - 11/29	11/21 - 11/28
FLOAT / FLEX	48		11/27 - 12/04	11/26 - 12/03	12/01 - 12/08	11/20 - 12/08	11/29 - 12/06	11/28 - 12/05
FLOAT / FLEX	49		12/04 - 12/11	12/03 - 12/10	12/08 - 12/15	12/08 - 12/14	12/06 - 12/13	12/05 - 12/12
FLOAT / FLEX	50		12/11 - 12/18	12/10 - 12/17	12/15 - 12/22	12/14 - 12/21	12/13 - 12/20	12/12 - 12/19
FIXED	51		12/18 - 12/25	12/17 - 12/24	12/22 - 12/29	12/21 - 12/29	12/20 - 12/27	12/19 - 12/26
FIXED	52		12/25 - 01/01	12/24 - 12/31	12/29 - 01/05	12/29 - 01/04	12/27 - 01/03	12/26 - 01/02
FIXED	53			12/31 - 01/07				

Mariners Boathouse and Beach Resort

Fixed and Flex week units are
available for purchase

Flex weeks are available for **\$750**
each or **\$1,000** if you want to do
the **BOGO** promo. We have
approximately **100+** available.

For flex weeks the account number you
will be assigned does not reflect the unit
and week you will use. Flex reservations
must be made annually to reserve your
time. There are no flex weeks available
from week 51 to week 16

Fixed weeks not included in BOGO deal
below:

107-26 \$1,200

Flex weeks not included in BOGO deal
below:

201-24 \$600

108-50 \$650

307-27 \$500

103-28 \$650

Licensed Broker, Cool Vacay LLC-
7380 W Sand Lake Rd, Suite 130, Orlando, FL
32819

Licensed Sales Agent, Kelli Flynn
Sales office location- 7630 Estero Blvd Fort
Myers Beach FL 33931

Phone- 239-463-8787 email-
Kelli.Flynn@marinersboathouseressort.net
www.marinersboathouseressort.net

Purchase price does not include closing cost

Last update: 9/8/2026

**Current PROMO! Buy one week get a flex
week FREE or Buy 1 flex for \$750!**

Fixed week units for sale:

208-01 \$8,500

308-02 \$8,500

208-03 \$8,500

208-02 \$8,500

107-03 \$8,500

103-04 \$8,250

103-05 \$8,250

101-15 \$8,500

308-15 \$8,500

201-16 \$8,500

301-18 \$1,000

102-21 \$1,000

206-24 \$1,000

108-27 \$1,000

208-27 \$1,000

308-27 \$1,000

306-32 \$1,000

302-32 \$1,000

302-33 \$1,000

307-34 \$1,000

203-40 \$1,000

303-40 \$1,000

207-41 \$1,000

203-41 \$4,500

303-41 \$1,000

303-42 \$1,000

208-42 \$1,000

301-42 \$1,000

301-43 \$1,000

301-46 \$1,000

201-51 \$8,500

106-51 \$8,500

108-51 \$8,500

303-51 \$5,000

**Below units to be sold as a package
deal- not included in BOGO:**

207 WEEK 1 & 2 \$14,000

108 WEEK 4,5,6,7 \$35,000

103 WEEK 4, 5 \$16,000

A Message from the Board President

There is a lot happening at MBH, and I wanted to share a few updates on what your Board has been working on.

We are busy pulling together the numbers for our 2027 Budget in preparation for our Budget Workshop on September 30, followed by the Budget Approval Meeting on October 27. We will continue to keep everyone updated as we move through the process. There is certainly a lot to learn as we work through the new statutory requirements, but we are making good progress.

As always, please feel free to reach out to your Board at BOD@Marinersboathouseressort.net. We appreciate hearing from you.

Your Board met this past week to talk through a number of important topics. With a small Board, even a conversation between two Board members can constitute a Board meeting, so finding opportunities to sit down and work through Association business can sometimes be a challenge!

I want to share some of the things we discussed. These are conversations and ideas we are exploring—not commitments or final decisions.

Website

We have not been happy with our current website, and Lemonjuice has agreed to return control of the website to the Association. This is an important step forward for us.

We are now gathering bids and taking the time to make sure we are comparing apples to apples so we can find the best fit for MBH. A special thank you to MBH owner Theresa Severance for taking the lead on researching options and gathering information, with Maryanne Dorniak joining in the process. We appreciate their help as we work toward a website that better serves both our owners and the Association.

Insurance

We are also taking a fresh look at our insurance coverage. It has been a while since we have done a thorough review, and we want to make sure our coverage continues to make sense for MBH and that we are protecting the Association appropriately.

A special thank you to MBH owner Judy Geno, who has stepped up to share her knowledge and experience as we work through this review. Having owners willing to lend their expertise is a tremendous resource for MBH, and we appreciate Judy taking the time to help.

Cure Items

As many of you may remember, the previous Advisory Committee provided the former Board with a list of concerns and areas where there were differences between the needs of our Association and our management company.

We have recently been assigned a new Lemonjuice manager, Daniel, and he has agreed to meet with me to go through these items together.

Our approach is pretty simple—communicate, understand the issues and work toward solutions. We are hopeful that sitting down together and having these conversations will help us make progress.

More to come!

SIRS Study

The SIRS report has been completed, and we will post it for owners as soon as we receive the final report.

Overall, there were no significant surprises, which is good news.

Non-SIRS Reserves

We are also discussing the appropriate funding level for our non-SIRS, or non-structural, reserve items as we prepare the 2027 Budget.

As previously shared, the Association received WIND insurance proceeds. My recommendation is that we carefully consider keeping some of these funds available and liquid so that MBH has flexibility for expenses and needs that may arise.

We currently have approximately \$100,000 in a money market account, as well as two \$50,000 CDs that mature in November. At that time, we can evaluate our needs and determine whether it makes sense to renew the CDs or keep those funds available.

The goal is to make thoughtful decisions that protect MBH financially while also giving us the flexibility to handle the unexpected.

Attorneys

We are exploring other legal counsel options that may be a better fit for a small Association like ours. We want to make sure MBH has the right expertise and support when we need it.

Expansion of the Board

We are also talking about whether expanding the size of our Board would be beneficial to MBH.

This is one area where we really want to hear from you. Please watch for an owner survey regarding Board size. Your feedback is important, and any change requiring an amendment to our governing documents would ultimately need the appropriate approval from our owners.

Bylaws & New Policies

We are also taking a fresh look at our bylaws and working on several new policies for the Association.

Our bylaws have been in place for many years, and there are multiple areas that need to be updated to reflect current Florida statutes, today's standards and best practices, and the needs and operations of MBH today.

This has been, and will continue to be, a thoughtful process. Some proposed bylaw changes will require owner approval, and we will make sure owners have the opportunity to understand what is being proposed and why before anything requiring a vote moves forward.

At the same time, we are developing policies and procedures that will provide clearer guidance, consistency and accountability for the Board, management and the Association going forward.

There is more work to do, and we will continue to keep owners informed as this process moves forward.

There is a lot happening behind the scenes, and I am grateful for everyone who has stepped forward to lend their time, knowledge and experience.

If you have an interest or expertise in any of these areas and would like to help, please reach out. One of MBH's greatest strengths is the experience and talent we have among our owners. The more we can tap into that, the stronger our Association will be.

As we all know, it takes a village to run our ship—and MBH has a pretty great village.

I am grateful for our Board team, for the owners who continue to step forward and help, and most of all for the trust you have placed in us.

Thank you for being part of MBH!

Cindy Hemmer

Proudly MBH's Board President