



Item No. 116

LAUDERDALE • BY • THE • SEA  
Agenda Item Memorandum

Development Services

Department

Linda Connors LC

Town Planner VBS

<b>COMMISSION MEETING DATE (*) - 7:00 PM</b>	<b>Deadline to Town Clerk</b>
<input checked="" type="checkbox"/> September 11, 2012	August 31 <sup>st</sup>

\*Subject to Change

- Presentation     Reports     **Consent**     Ordinance  
 Resolution     Quasi-Judicial     Old Business     New Business

**FY2012 DESIGNATED HIGH PRIORITY ITEM - PRIORITY TOPIC**

**SUBJECT TITLE: High Noon Hotel Improvement Program Grant Agreement.**

**EXPLANATION:** In June, the Commission approved a Hotel Improvement Grant program to assist small hotels (less than 50 rooms) make improvements to their properties that are visible from the public right-of-way, including the beach. The grant program requires the Town Commission to review those grants requests in excess of \$15,000.

The High Noon Hotel has applied for a \$22,550 grant to replace twenty-three windows and one door (Table 1). All improvements are visible from either El Mar Drive or the beach. Staff reviewed the request and determined that the application meets the requirements of the Town's HIP program. Because the request exceeds \$15,000, we have scheduled this grant agreement (Exhibit 1) on the Commission agenda for your review and approval.

**Table 1 – Application Summary**

Owner	High Noon Apartment Hotels, LLC	
Units	18	
Address	4424 El Mar Drive	
Request	Replace 23 windows and 1 door	
Budget	<b>\$45,100</b>	
	Self-funded	\$22,550 (50%)
	Grant	\$22,550 (50%)

**RECOMMENDATION:** We recommend approval of the High Noon HIP Grant Agreement.

**EXHIBITS:** Exhibit 1 – High Noon HIP Grant Agreement

**FUNDING SOURCE:** 001.519.100.500.558

Grant Agreement Reviewed by Town Attorney

Yes     No

Town Manager Initials CS

# Exhibit 1

## **AGREEMENT FOR HOTEL IMPROVEMENT PROGRAM (HIP) GRANT**

THIS AGREEMENT, made and entered into the 11 day of September, 2012 by and between THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA (TOWN) and High Noon Apartment Motels, Inc., a Florida corporation (hereinafter referred to as "Recipient").

IN CONSIDERATION of the mutual covenants and undertakings and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties do mutually covenant and agree as follows:

### Section 1. **TOWN OBLIGATIONS AND RESPONSIBILITIES**

1.1 Upon Recipient completing the approved Hotel Improvement Program (HIP) project described below in a manner acceptable to Town Manager and after the approved enhancements are completed and upon receipt of all documentation relating to the project costs, the TOWN shall reimburse Recipient for one-half of the documented costs of exterior improvements up to a maximum grant of \$22,550.00. The project is described as: Replacing twenty-three (23) windows facing El Mar Drive (visible from El Mar Drive) and the inside court yard (visible from the beach) and the front entrance door (visible from El Mar Drive) and more particularly described in Recipient's Grant Application dated July 26, 2012 and incorporated herein for all purposes.

1.2 TOWN shall not be a party to nor is it liable for any contractual payments to any contractors, architects or other third parties. Payments to any contracts, architects or other parties are the sole responsibility of the Recipient.

### Section 2. **RECIPIENT OBLIGATIONS AND RESPONSIBILITIES**

2.1 Recipient acknowledges that grant funds shall be provided on a reimbursement basis in accordance with the requirements set forth in subsection 2.5 below.

2.2 Recipient acknowledges and agrees that the grant funds are to be used solely for the exterior property improvements on the property located at: 4424 El Mar Drive, LBTS, FL 33308.

2.3 Recipient acknowledges that he/she/it is the owner of the subject property, or if the Recipient is not the owner, he/she/it has received the owner's written consent to improve the subject property (shown in Exhibit "A") which is attached hereto and incorporated by reference, and as such, he/she/it is authorized to contract for the exterior property improvements. Additionally, if the Recipient is not the owner, proof of at least 5 years remaining on the lease (shown in Exhibit "B") which is attached hereto and incorporated by reference.

2.4 Recipient acknowledges membership in the Superior Small Lodging (SSL) or demonstrates (shown in Exhibit "C") that it is actively seeking and intends to maintain the designation.

2.5 To receive reimbursement, Recipient will provide the TOWN, not more than thirty (30) days after the approved exterior property improvements project is completed, all supporting documentation, including: (a) a copy of the signed contract, estimates or proposal between the contractor and Recipient showing that Recipient has agreed to have the work done and the cost of the work; (b) copies of the front and back of the cancelled check(s) showing that Recipient has paid the contractor for the work completed; (c) a copy of the permit issued from the TOWN if required; (d) a picture of the property showing the completed project; and (e) a copy of Recipient's W-9 (personal or business).

2.5 Recipient shall comply with all applicable federal, state, county and municipal laws, ordinances, codes and regulations with regard to the enhancements.

2.6 Recipient shall comply with all regulations, requirements and guidelines relating to and listed in the Hotel Improvement Program Guidelines dated June, 2012 previously provided to Recipient and incorporated herein for all purposes. In the event that Recipient fails to comply with the Hotel Improvement Program Guidelines, Recipient shall reimburse the grant funds to the TOWN upon request from TOWN.

2.7 Recipient shall maintain, at its own expense, general liability insurance covering the subject property and the resultant uses thereof in the amount of \$1,000,000.00 and will maintain property damage coverage for a minimum of \$100,000.00, reflecting a paid premium prior to execution of this Agreement. Said insurance shall name the TOWN as an additional insured; and shall provide that the TOWN will receive notice of any cancellation or change in coverage. Recipient shall furnish TOWN with certificates of insurance prior to commencing work on the enhancements covered by this Agreement. Any lapse of this coverage during the period of the Agreement shall be grounds for termination of the Agreement by the TOWN.

### Section 3. FUNDING TERMS AND CONDITIONS

3.1 TOWN hereby grants to Recipient the sum of \$22,550.00 which shall be payable to Recipient by TOWN on a reimbursement basis, contingent upon Recipient's successful completion of the approved enhancement. The TOWN assumes no obligation to provide financial support of any type in excess of the grant amount. Cost overruns are the sole responsibility of the Recipient.

3.2 Said funds shall be used solely for the purpose specified in the Hotel Improvement Program (HIP), according to the allowable grant expenditures set forth in the Grant Application.

3.3 The applicable provisions of the HIP Guidelines and Criteria are hereby expressly incorporated into this Agreement as if fully set forth herein.

Section 4. INDEMNIFICATION

4.1 Recipient shall indemnify, defend, save and hold harmless the TOWN, its officers, agents and employees, from and against all claims, damages, losses, liabilities and expenses direct, indirect or consequential, arising out of or alleged to have arisen out of or in consequence of the performance (or lack of performance) of this Agreement. Recipient shall pay all claims, losses, liens, fines, settlements or judgments of any nature whatsoever in connection with the foregoing indemnification including, but not limited to, reasonable attorney's fees, paralegal expenses, and court and arbitration costs. This indemnification shall survive the term of this Agreement.

4.2 Recipient shall defend all actions in the name of TOWN when applicable, however, TOWN reserves the right to select its own legal counsel to conduct any defense in any such proceeding and all costs and fees associated therewith shall be the responsibility of Recipient. Nothing contained herein is intended nor shall be construed to waive TOWN'S rights and immunities under the common law or Florida Statutes 768.28, as amended from time to time.

Section 5. TERMINATION

5.1 In the event an otherwise eligible Recipient unduly delays performance under this Agreement in TOWN'S determination, this Agreement may be deemed terminated by Town and in such case the TOWN shall provide Recipient with thirty (30) days written notice.

Section 6. INDEPENDENT CONTRACTOR STATUS

Recipient and its employees, volunteers and agents shall be and remain independent contractors and not agents or employees of TOWN with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking or venture between the parties hereto.

Section 7. ASSIGNMENT

Recipient shall not assign, or transfer its rights, title or interests in this Agreement nor shall Recipient delegate any of the duties and obligations undertaken by Recipient without TOWN'S prior written approval.

Section 8. GOVERNING LAW; VENUE

8.1 The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida with venue in Broward County, Florida.

8.2 Any claim, objection or dispute arising out of the terms of this Agreement shall be litigated in the Seventeenth Judicial Circuit in and for Broward County, Florida.

Section 9. ENTIRE AGREEMENT

This Agreement contains the entire understanding of the parties relating to the subject matter hereof superseding all prior communications between the parties, whether oral or written. This Agreement may not be altered, amended, modified or otherwise changed nor may any of the terms hereof be waived, except by a written instrument executed by both parties. The failure of a party to seek redress for violation of or to insist on strict performance of any of the covenants of this Agreement shall not be construed as a waiver or relinquishment for the future of any covenant, term, condition or election but the same shall continue and remain in full force and effect.

Section 10. SEVERABILITY

Should any part, term or provision of this Agreement be held invalid, illegal or in conflict with any law of this State by any Court, the validity of the remaining portions or provisions shall not be affected thereby.

Section 11. DISINTERESTED PARTIES

No officer or employee of the Town, during his or her term of employment or for one year thereafter, shall have any interest, direct or indirect, in this Agreement or the proceeds thereof. No vendor shall give, solicit for, deliver or provide a campaign contribution directly or indirectly to a candidate, or to the campaign committee of a candidate, for the offices of Mayor or Commissioner.

Section 12. NOTICES

All notices and other communications required or permitted under this Agreement shall be in writing and sent to the respective parties as indicated below:

**AS TO AGENCY:**                      **Town Manager**  
4501 N Ocean Drive  
Lauderdale-By-The-Sea, FL 33308

**COPY TO:**                              **Town Attorney**  
Weiss Serota Helfman Pastoriza Cole & Boniske P. L.  
200 East Broward Blvd, Suite 1900  
Fort Lauderdale, Florida              33301



Exhibit "A"

Lauderdale by the Sea 6-2 B Lot 5, 6 Block 7

Exhibit "B"

N/A

# Quality Assurance Program

**Superior Small Lodging**



**Units:** 40  
**Unit Numbers Inspected:** # 24  
**Property Name:** HIGH NOON BEACH RESORT

Type of Property:	
B&B	<input type="checkbox"/>
Small Hotel	<input type="checkbox"/>
Beach Resort	<input checked="" type="checkbox"/>

**Mailing Address:**  
 4424 EL MAR DRIVE  
 LAUDERDALE BY THE SEA FL 33308

Inspection Accompaniment:	
Accepted	<input type="checkbox"/>
Declined	<input checked="" type="checkbox"/>

**Physical Address:**  
 Same

**Inspector:**  
 ROSEANNE PETIT  
**Date Inspected:**  
 5/11/2012

**Owner/Manager:**  
 BRUCE NOVAK

<b>Overall Score:</b>	<b>Overall % :</b>
Total Score	240
Max Score	240
100%	

**Office Hours:**  
 8:00 AM ~ 8:00 PM

Donal A. Dermody White Gloves Award Nominated?

**Phone:**  
 954-776-1121 800-382-1265 FAX: 954-776-1124



**Email:**  
[info@highnoonresort.com](mailto:info@highnoonresort.com)

Yes  Not at this time

**Website:**  
[www.highnoonresort.com](http://www.highnoonresort.com)

	Yes	No
Kitchens	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pets Allowed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Non-Smoking Rooms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waterfront/Beach	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internet Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Additional Amenities/Comments:** Heated pool is a plus!  
 Barbeque grills, two guest laundry facilities, free wifi, free parking, free movies, free beach chairs and towels, in-room safes, iron/ironing boards

## Quality Assurance Program Summary Page

Property Name:	Total Score			Housekeeping Score %
	Points Score	Max Score	%	
<b>HIGH NOON RESORT</b>				
<input checked="" type="checkbox"/> With Kitchen/With Pool	240	240	100%	100%

**Note: To be eligible for the Superior Small Lodging designation, lodgings must attain a minimum Overall passing Score of 82% and a minimum Overall Housekeeping Score of 85%**

OVERALL HOUSEKEEPING: A combined housekeeping score of 85% must be attained regardless of the excellence of other facilities and overall score. (Guestrooms, bathrooms and kitchens are applicable.)

**COMMENTS:**

*YOUR PROPERTIES ARE PRISTINE! It is hard to find a leaf out of place. Parking is the only challenge that your place has ~ mainly because you are so popular. Everyone wants to be here! I'd love to come here on vacation!*

MAINTENANCE - WEAR AND TEAR AND AGE ISSUES: Property maintenance must be executed on a professional quality level and to the highest possible standards. Outdated, mismatched equipment, temporary repairs, unfinished patchwork or sloppy "Do It Yourself" work are not acceptable.

**COMMENTS:**

*I couldn't find one problem!*

**ADDITIONAL COMMENTS:**

*When can I move in?*

***Thank you for the opportunity to visit your property***

PRP Office: 7881 Canyon Lake Cir Orlando, FL 32835 T:(407) 473-1976 - Fax:(407) 286-0850 - Email: ben@hotelandcruiseinspection.com

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**It is essential that each property should evidence a clean, well-maintained, attractive appearance and should adhere to all state and local fire and safety codes.**

**A. REGISTRATION/OPERATIONS/PUBLIC SPACES: All interior public areas (lobbies, offices, dining facilities, etc.) must be well-maintained and provide a pleasant atmosphere. Failure to meet this regulation will disqualify the establishment from the Superior Small Lodging program.**

REGISTRATION/OPERATIONS/PUBLIC SPACES	Superior	Very Good	Good	Fair	Poor	SCORE
<b>1. LOBBY/REGISTRATION CONDITIONS AND APPEARANCE</b> <input checked="" type="checkbox"/> Décor/Layout <input checked="" type="checkbox"/> Cleanliness <input checked="" type="checkbox"/> Adequate Seating Area	5	4	3	2	1	5
<b>2. FRONT DESK OPERATIONS</b> <input checked="" type="checkbox"/> Office/Registration Area Clearly Indicated <input checked="" type="checkbox"/> Office Hours Clearly Posted At Entry <input checked="" type="checkbox"/> Emergency Phone Number Posted or Working Lighted Night bell/Phone Available	5	4	3	2	1	5
<b>3. BROCHURES/RATES/POLICIES/ DESTINATION MATERIAL</b>	5	4	3	2	1	5
<b>4. MAID SERVICE</b> Full disclosure (in writing) of housekeeping policy must be made on property literature, internet, and during inquiries with future guests. Maid service is not the same as towel service and the two should be clearly identified. If no service is provided it should be clearly stated on literature and website. If cleaning fees are imposed on guests, they must be in writing (literature & website)	5	4	3	2	1	5
<i>Note: Telephone rating eliminated from guidelines</i>						
<b>5. SECURITY/GUEST SERVICES</b>	10	8	6	4	2	10
Max Score:	<b>30</b>					<b>30</b>

**COMMENTS: REGISTRATION/OPERATIONS/PUBLIC SPACES**

- A1: Office location is well marked and easily found. There are many pleasant faces to greet guests!
- A2: Plenty of seating in the outdoor lobby/breezeway area.
- A3: Everything a tourist needs is here!
- A4: Maid service policy is in writing, as required, with all details covered.
- A5: Triple locks on doors, plus safes.

<b>B. GUEST ACCOMMODATIONS:</b>	Superior	Very Good	Good	Fair	Poor	SCORE
<b>1. HOUSEKEEPING</b> Regardless of the excellence of other facilities, membership in the SSL program will not be granted unless cleanliness is maintained in all aspects.	15	13	9	5	3	15
<b>2. GUEST ROOM SECURITY</b>	5	4	3	2	1	5
<b>3. PRIVACY/WINDOW COVERINGS</b> <input type="checkbox"/> Total Privacy Assured in Guest Room/Bath <input type="checkbox"/> Light Control <input type="checkbox"/> Draperies/Blinds/Shades – Condition	5	4	3	2	1	5
<b>4. DÉCOR/INTERIOR WALL/ CONDITIONS/SOUND PROOFING</b> <input type="checkbox"/> Attractive Décor <input type="checkbox"/> Soundproofing <input type="checkbox"/> Walls/Doors/Ceilings/Trim Conditions	5	4	3	2	1	5
<b>5. FLOOR COVERING CONDITIONS</b> <input type="checkbox"/> Free of Traffic Wear, Stains, Tears, Burns <input type="checkbox"/> Carpet, Tile, Wood, Rugs <input type="checkbox"/> Other	5	4	3	2	1	5
<b>6. FURNISHINGS/FLOOR SPACE</b> The furnishings of each room/unit must meet current industry standards, be well maintained and of good quality. Outdated, mismatched furnishings, though functional, is not acceptable. a. Beds: Quality/Condition b. Nightstand c. Bureau/Dresser/Credenza d. Writing Surface/Table e. Chair/Upholstery f. Mirror/Art Work g. Luggage Rack, credenza, or Bench Space	5	4	3	2	1	5
<b>7. LAMPS/ROOM LIGHTING (1000 lumens min)</b>	5	4	3	2	1	5
<b>8. Telephones, Wi-fi/internet, Data Ports</b> a. After hrs phone # to be posted in rooms. b. Office landline (outside mount) req'd. c. Wi-fi/internet or Data Ports req'd	5	4	3	2	1	5
<b>9. TELEVISIONS/ALARM CLOCK RADIOS</b>	5	4	3	2	1	5
<b>10. AIR CONDITIONING/HEAT</b> <input type="checkbox"/> Air Condition/Grills/Filters/Baseboards <input type="checkbox"/> Heat	5	4	3	2	1	5
<b>11. BED LINENS/BED SPREADS</b> <input type="checkbox"/> Two or more Sheets Fitted to Bed Size <input type="checkbox"/> Pillow(s)/Pillow Cases/Zippered Pillow Protectors <input type="checkbox"/> Blanket(s) <input type="checkbox"/> Mattress Pad <input type="checkbox"/> Appropriate Bedspread <i>Evidence of Bed Bugs (not to be scored) YES <input type="checkbox"/> NO <input type="checkbox"/></i>	5	4	3	2	1	5
<b>12. CLOSETS/HANGERS</b> <input type="checkbox"/> Ample Facilities <input type="checkbox"/> A Minimum of Eight Hangers Per Room <input type="checkbox"/> Hangers Should be Wood/Plastic/Steel-No Wire <input type="checkbox"/> Items Must Hang Freely Without Touching Walls <input type="checkbox"/> No Personal Items of Hotelier/Innkeeper	5	4	3	2	1	5
Max Score:	<b>70</b>					<b>70</b>

**COMMENTS: GUEST ACCOMMODATIONS**

*B1: Housekeeping is absolutely TOP of the line, FIRST CLASS. They do it all! I'm overly impressed!*

*B2: Triple locks provide plenty of security. (Take one extra base off in #24.)*

*B3: Window coverings block out the bright sun and match the beautiful décor.*

*B4: Your interior decorator has great ability to offer high quality and still make it look "beachy."*

*B5: Tile is gorgeous and pristine with nice quality throw rugs.*

*B6: The furniture is gorgeous. High quality shows and lasts!*

*B7: Lamps match the décor and are properly illuminating and well-placed.*

*B8: Phones meet all the requirements. The new data ports on lamps are very efficient.*

*B9: The flat screen TV's in the living rooms AND bedrooms are wonderful!*

*B10: New, high-efficiency a/c units are present, with a couple of new ones just being delivered.*

*B11: High-end linens are ones that everyone would love to have in their homes!*

*B12: There are more than enough, high-quality hangers!*

**C: BATHROOMS:** Bathrooms need not be elaborately decorated, but those that are plain, drab, or equipped with substandard or outmoded fixtures, stained or damaged bath walls, floors or fixtures are unacceptable.

BATHROOMS	Superior	Very Good	Good	Fair	Poor	SCORE
<b>1. HOUSEKEEPING</b> Regardless of the excellence of other facilities, membership in the SSL program will not be granted unless cleanliness is maintained in all aspects.	10	9	7	4	2	10
<b>2. TUB/SHOWER CONDITIONS</b> <input type="checkbox"/> Tub/Shower Surface Conditions <input type="checkbox"/> Walls/Ceiling Conditions <input type="checkbox"/> Caulking/Grout Conditions <input type="checkbox"/> Faucet/Shower Head/Drain <input type="checkbox"/> Excessive Rust <input type="checkbox"/> Hot/Cold Water <input type="checkbox"/> Non-Skid/Matt or Bar <input type="checkbox"/> Curtain/Enclosure/Rod <input type="checkbox"/> Adequate Size	5	4	3	2	1	5
<b>3. WATER CLOSET/SEAT</b> <input type="checkbox"/> Water Closet Condition <input type="checkbox"/> Lavatory Seat Condition <input type="checkbox"/> Flushing/Filling Water Flow	5	4	3	2	1	5
<b>4. SINK/VANITY AREA</b> <input type="checkbox"/> Sink/Vanity Surface Conditions <input type="checkbox"/> Faucet/Drain Conditions <input type="checkbox"/> Adequate Shelf/Counter Space <input type="checkbox"/> Mirror: Condition/Placement	5	4	3	2	1	5
<b>5. FLOOR COVERING</b> (Carpeting is not permitted in Guest Room baths.) <input type="checkbox"/> Surface Conditions <input type="checkbox"/> Tile, Linoleum, Area Rugs <input type="checkbox"/> Grout Conditions <input type="checkbox"/> Other	5	4	3	2	1	5
<b>6. ELECTRICAL OUTLETS - GFI req'd around sink area</b>	5	4	3	2	1	5
<b>7. LIGHTING/LIGHT FIXTURES</b>	5	4	3	2	1	5
<b>8. VENTILATION/EXHAUST</b> Guestrooms/Baths Must be Free of Objectionable Odors Due to Poor Sanitation, Mildew or Heavy Deodorizers. <input type="checkbox"/> Exhaust Fan/Ventilation <input type="checkbox"/> Window Only	5	4	3	2	1	5
<b>Max Score:</b>	<b>45</b>					<b>45</b>

**COMMENTS: BATHROOMS**

C1: Every corner has been cleaned! Housekeepers are outstanding! This is a hard job; they excell!

C2: The tub is spotless & the shower curtain matches the décor ~ high quality!

C3: High-efficiency toilets are a plus.

C4: Everything is high-quality and well cared for.

C5: Tile is beautiful and spotlessly clean, with grout also in great condition.

C6: The outlets are GFI and well-placed for hairdryers & other electrical appliances.

C7: Lighting is bright & illuminating the mirror really well.

C8: Bathrooms are well sanitized, smell clean, but not overpowered with any chemical scents.

<b>D. BATHROOM SUPPLIES</b>						
<b>BATHROOM SUPPLIES</b>	Superior	Very Good	Good	Fair	Poor	<b>SCORE</b>
<b>D1. TOWELS</b> Rooms are to be made-up for Double Occupancy (two sets of towels per room) and the following size towels are required: <input checked="" type="checkbox"/> Bath – 24" x 48" minimum <input checked="" type="checkbox"/> Hand – 24" x 18" minimum <input checked="" type="checkbox"/> Wash/Face – 12" x 12" minimum <input checked="" type="checkbox"/> At Least Two Sets <input checked="" type="checkbox"/> Superior Quality/Standard	5	4	3	2	1	5
<b>D2. FACIAL TISSUE/TOILET PAPER</b> <input checked="" type="checkbox"/> Facial Tissue Required <input checked="" type="checkbox"/> Back-Up Toilet Tissue Required <input checked="" type="checkbox"/> Quality/conveniently located on dispenser w/backup roll	5	4	3	2	1	5
<b>D3. SOAP</b> Required as below: <input checked="" type="checkbox"/> At least one 1.5-ounce, wrapped bath bar for tub/shower <input checked="" type="checkbox"/> At least one ¾-ounce, wrapped hand/face bar for sink/vanity <input checked="" type="checkbox"/> Liquid soap is acceptable at both locations	5	4	3	2	1	5
<b>D4. DRINKING GLASSES/WASTEBASKET WITH LINING</b> <input checked="" type="checkbox"/> Drinking Glasses Provided – Required <input checked="" type="checkbox"/> Wastebasket Provided in Bathroom With Required Lining	5	4	3	2	1	5
Max Score:	<b>20</b>					<b>20</b>
<b>COMMENTS: BATHROOM SUPPLIES</b>						
D1: Bathroom towels are nice quality, plus all the beach towels are really a plus!						
D2: The bathroom tissue is good quality, and the extra tissue in the other rooms is also a plus.						
D3: The extra quality soap is a nice amenity.						
D4: Everything is there, plus some. The make-up pad removers save linens, don't they?						

**E. KITCHENS: Only rated when part of Guest Accommodation. Kitchens need not be elaborately decorated, but those that are plain or drab or equipped with substandard or outmoded appliances and fixtures are not acceptable.**

KITCHENS	Superior	Very Good	Good	Fair	Poor	SCORE
<b>E1. HOUSEKEEPING</b> Regardless of the excellence of other facilities, membership in the SSL program will not be granted unless cleanliness is maintained in all aspects.	10	9	7	4	2	10
<b>E2. CONDITION OF EQUIPMENT</b> <input checked="" type="checkbox"/> Cabinets/Counter Tops <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Stove/Oven <input checked="" type="checkbox"/> Drip Pans <input checked="" type="checkbox"/> Sink - GFI outlet required <input checked="" type="checkbox"/> Microwave	5	4	3	2	1	5
<b>E3. ADEQUACY/MIX/QUALITY AND PRESENTATION OF SUPPLIES</b> Guest Room kitchens should provide the following matching items: <input checked="" type="checkbox"/> China/Dishware – Plates, Bowls and Coffee Cups <input checked="" type="checkbox"/> Glassware/Silverware/Utensils <input checked="" type="checkbox"/> Pots and Pans: Condition <input checked="" type="checkbox"/> Coffee Pot/Toaster/Waste Basket With Liner	5	4	3	2	1	5
<b>E4. SURFACE TREATMENT</b> <input checked="" type="checkbox"/> Floors <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Ceilings <input checked="" type="checkbox"/> Trim	5	4	3	2	1	5
<b>E5. LIGHTING/LIGHT FIXTURES</b> <input checked="" type="checkbox"/> Condition of Fixtures <input checked="" type="checkbox"/> Placement/Direct at Cooking Surface <input checked="" type="checkbox"/> Adequate illumination	5	4	3	2	1	5
<b>Max Score:</b>	<b>30</b>					<b>30</b>

**COMMENTS: KITCHENS**

*E1: Every item I touched was spotlessly clean! Congrat's again to the great housekeeping staff!*

*E2: Granite, gorgeous cabinets ~~ ooh la la! I want to move in permanently!*

*E3: High-quality pans last when properly cared for; yours are spotless. Everything is high quality here!*

*E4: Tile floor is gorgeous, as is the large throw rug that is so perfectly placed.*

*E5: Great , bright lighting!*

**F. PROPERTY EXTERIOR:** Each establishment must maintain an attractive appearance, conducive to its natural surroundings and location. Those, which present an unsavory impression from the outside due to poor design or lack of proper maintenance, will not qualify as a member of the SSL Program, regardless of interior qualities.

PROPERTY EXTERIOR	Superior	Very Good	Good	Fair	Poor	SCORE
<b>F1. CONDITIONS/CLEANLINESS OF EXTERIORS/ REPAIR AND MAINTENANCE</b> <input checked="" type="checkbox"/> Building Exterior Surface <input checked="" type="checkbox"/> Exterior Maintenance <input checked="" type="checkbox"/> Cleanliness <input checked="" type="checkbox"/> Walkways/Decks/Balconies	10	9	7	4	2	10
<b>F2. LANDSCAPING/GROUNDS</b> <input checked="" type="checkbox"/> Curb Appeal/First Impressions <input checked="" type="checkbox"/> Well Groomed	10	9	7	4	2	10
<b>F3. PARKING FACILITIES</b>	5	4	3	2	1	5
<b>F4. EXTERIOR LIGHTING</b>	5	4	3	2	1	5
<b>F5. SIGNAGE</b> Unattractive or distasteful signage and advertising rates on street signs, reader boards or other exterior sites on property will prevent approval. <input checked="" type="checkbox"/> Visually Attractive Entry Signage/Current SSL Sign <input checked="" type="checkbox"/> Directional Signage, As Necessary <input checked="" type="checkbox"/> Office/Registration, Clearly Marked <input checked="" type="checkbox"/> Guest Room Doors, Clearly Marked	5	4	3	2	1	5
<b>F6. CONDITIONS OF OUTDOOR SITTING AREAS/PUBLIC SPACES</b> a. Sitting areas, guest facilities well maintained and pleasant atmosphere. b. Tables, chairs, lounges, mats, umbrellas, deck clean/well maintained. C. Walkways/alleys clear (no storage).	5	4	3	2	1	5
Max Score:	<b>40</b>					<b>40</b>
<b>F7. SWIMMING POOL/SPA (rated when available)</b>	5	4	3	2	1	4
Max Score:	<b>5</b>					<b>5</b>

**COMMENTS: PROPERTY EXTERIOR**

*F1: It's hard to find any problems here. Everything is perfectly groomed.*

*F2: Ah, the lush, tropical grounds offer a peaceful respite to the hectic lives away from here.*

*F3: The parking permit for guests surely helps with your tight parking; one space per unit...*

*F4: Nice ambient lighting, plus turtle friendly.*

*F5: Great signage, plus the SSL sign prominently displayed. Good little map as signage for guests, too.*

*F6: There were lots of pool and beach furniture for the guests.*

*F7: Pools and the pool decks were loaded with tons of happy guests.*

**ADDITIONAL INSPECTOR COMMENTS/CONSIDERATIONS:**

*I struggle to find enough adjectives to comment about your property. It is so beautiful, so well located, so well-cared for. I really enjoy inspecting your property. You make my job an easy one! You are an example of how to provide the perfect vacation spot on the beach!*