



Welcome



## **WELCOME TO OUR HOME AWAY FROM HOME!**

Nestled on the serene shores of North Captiva Island, this is not just a rental; it's our cherished sanctuary. We invite you to experience the tranquility and beauty of this island retreat as if it were your own. Please treat our home with the same care and respect you would give to yours, ensuring that every guest enjoys the magic of this special place. Welcome, and may your stay be filled with wonderful memories and moments of pure relaxation.



### **THE GREGG FAMILY**

DAN & LESLIE

ALI, JACK, HANK & CARTER

*Photo taken at Ali & Jack's wedding October, 2023!*

## **EMERGENCY & CONTACT INFO**

**In the case of a real emergency please call 911!**

*There is a fire department (including EMTs) on the island*



### **Yvena & Joe Dervil**

Property Managers

*Call or Text 239.443.7574*



### **Leslie & Dan Gregg**

Owners\*

*Call or Text Leslie 434.242.7356*

*Call or Text Dan 434.953.9016*

*\*Please contact owners as a last resort if super important and you can't reach Yvena or Joe*

## **OUTSIDE SPACES & AMENITIES**

- **FRONT DECK**

- By front door - Small seating area & grill

- **UNDER THE HOUSE**

- Shaded-there is an outdoor shower, a few seating areas, adirondack chairs, a picnic table, a ping pong table, bistro lights and two fans.

- **TIKI BAR**

- *Please keep doors closed when not in use*
- Across from the picnic table
- Full refrigerator for back-up food and beverages
- Ice maker

- **PRIVATE BEACH**

- Four beach chairs & 2 umbrellas (kept in tiki bar)
- 4 brown lounge chairs and 3 brown chairs (kept under house)

- **BACK DECK**

- Hot Tub
  - The control clicker is kept right next to the back door. Please place the control clicker back after each use of the hot tub. These are \$900 to replace, so please DO NOT lose it. If it is missing after you stay, this amount will be taken out of your security deposit.
  - Please place the cover back onto the hot tub after EVERY use. This keeps debris out, keeps the temperature warm and helps prevent sun damage (instructions are on page 5)
- Four lounge chairs (please do not remove and move to beach)
- Dining table for 10
- Large umbrella
  - PLEASE close every evening. Do not put up in high wind. (instructions are on page 5)
- Gate at the steps to keep in pets and toddlers

- **SCREENED-IN PORCH**

- Seating area and daybed
- Game and/or dining table for 4

- **TWO - 4-SEAT GOLF CARTS**

- **IMPORTANT** - please read the golf cart rules (attached) - all drivers must sign
- Please make sure to charge the golf carts whenever you are parked at SWB. Chargers should not get wet so please make sure to bring them under deck in case of wet weather. They should always be stored under deck on bench.
- If a large storm is coming and flooding a potential, please park one golf cart in the garage and the other on the ramp to the left of the house

- **ELECTRONICS**

- **WIFI password:** magnolia
- **Living Room TV** - Take the "FireTV" clicker and push the power button It will say "device is not connected to network" - ignore this message This will be the only time you need this clicker Put down that clicker and pick up the ROKU clicker Push the power on the ROKU clicker Push the house button on the ROKU clicker and it will bring you to the channel options You will be able to watch Live TV or any of your subscription TV You can also go to the Spotify app and listen to music. Please note there are NO Tvs in the bedrooms.
- **Outdoor Water Resistant Speaker** - this is available for your use and is kept right by the bar in the kitchen. You can connect it via bluetooth.

- **GAMES & ACTIVITIES**

- Two **Kayaks** & one **Paddleboard** (4 adult life preservers kept in the sports closet across from the bottom of the steps on the first floor) - paddles are hung above the door in the tiki bar
- Outdoor **Ping Pong Table** (under house)
- **Cornhole** (kept in tiki bar)
- **Tennis & Pickleball** (Paddles, rackets & all accessories kept in the sports closet.
- **Board games**, cards and a few puzzles can be found in the armoire in the dining room.
- **Beach Toys** - kept in the right drawer in the outdoor couch on the patio.

- **DOGS**

- A double dog bowl, dog blanket and old towels are located in the laundry room for your use. Please keep dog paws clean and we prefer them to stay off of the furniture. If they "insist" please use the dog blanket provided to cover the bed and/or upholstery. Money will be taken out of your deposit if extra cleaning is necessary

- **OTHER ACCESSORIES** - *please let us know if you need any of these items before you come.*
  - **Babies & Kids** - High chair, booster seat, pack n' play (with sheets), audio baby monitor
  - **Extra Guests** - 4 twin blow-up mattresses with sheets
- **AIR & HEAT SYSTEMS**
  - There are 3 systems in the house. The first floor is controlled by the thermostat at the bottom of the stairs
  - The thermostat at the top of the stairs controls the left bedroom
  - The king bedroom on the 2nd floor has a split and there is a clicker that controls that system.
- **LAUNDRY ROOM**
  - A new large front load washer and dryer are available for your use. Detergent, stain remover and dryer sheets are provided.

### **HOW TO TAKE OFF HOT TUB COVER**

- **To take off cover:** unhook the two clips on either side then lift the front panel and fold it all the way back. Then lift both panels up to a vertical position where it stays up so you can get in the tub.
- **To put cover on** - you must do this from the beach side of the hot tub because there is a grey plastic locking mechanism. Lift up the the small light gray circular top on the lift arm and center the light grey bottom piece and start to pull down on the sides. If it's not coming easily, you are not doing it correctly .

### **UMBRELLA**

- **To open** - Loosen the round knob on the back to lift canopy up and down. Use the crank to open the umbrella and shade the lounge chairs. Tighten knob at the preferred height.

- **COFFEE**

- DeLonghi coffee maker - *good for regular coffee and/or espresso*
  - *The right side of the machine is for regular coffee and the left is for espresso. To brew regular coffee, simply pull out and add coffee to the filter and water in the opening to the left of the filter. The full instructions are in the drawer below the coffee maker. **We have a gold filter so no paper filters necessary***
- Mr. Coffee coffee grinder
- French press

- **VITAMIX**

- Great for smoothies & dips

- **KITCHENAID**

- Great for baking & pizza crust
- There is an ice cream maker attachment!

- **BAR AREA**

- With undercounter drink/wine fridge

- **MICROWAVE**

- **WALL OVEN**

- **FLAT TOP STOVE (electric)**

- **REFRIGERATOR/FREEZER**

- **GROCERY BAGS**

- If possible, please bring reusable bags vs. plastic bags. There are some extras in the sports closet

*The owners of SWB are dedicated to preserving North Captiva's natural beauty. We prioritize environmentally friendly practices to protect our stunning island, ensuring that guests can enjoy its splendor for years to come.*

- **WATER**

- a. Water - NO plastic water bottles necessary
- b. There a full house chlorinator so all of our water is drinkable.
- c. There is also a reverse osmosis system under the kitchen counter - the water that comes out of the tap at the left of this sink is the best tasting water. This also services the ice coming out of the refrigerator/freezer. Please bring reusable water bottles & fill them up before you go on your adventures.
- d. There is a filter servicing the ice machine in the tiki bar. The water from the tiki bar sink is not being filtered but is drinkable. If you are concerned, bring water from the water tap at the kitchen sink.
- e. The water throughout the house is also drinkable but only goes thru a chlorinator. If you are picky about taste or have a sensitive stomach, stick to the kitchen sink for drinking water.

- **ENVIRONMENTALLY FRIENDLY HOME GOODS**

- We try very hard to use only green products at SweetWater Bay.
- You will find all of the paper products, cleaners, soaps and laundry detergents are all environmentally friendly. **Included in rental fee:**
  - trash bags
  - toilet paper
  - tissue
  - dish soap
  - laundry detergent
  - laundry stain remover
  - laundry dryer sheets
  - NO paper towels - but lots of cloth kitchen towels



**In the case of a real emergency please call 911!**  
**There is a fire department (including EMTs) on the island**

- **FIRST AID**

- There is a basic first aid kit in the sports closet. Please bring any medicines (including epi pens and allergy meds) with you when you come.

- **FIRE**

- Risk of fire on the island is great so please take great care when grilling, etc.
  - Open flame candles are not allowed
  - No smoking in or around the home - if you have a smoker, please let us know and we will designate an outdoor space for this.
  - Fire extinguishers are placed by the grill, in the laundry room, by the kitchen and upstairs outside the two bedrooms.
  - Smoke detectors are in every bedroom.
  - Please do not move the grill to another location

- **WATER & DROWNING**

- If there are young kids in your party, please make sure that they are watched at ALL times.
- Rip currents are real and do exist on the island. Do not swim alone
- Please keep the hot tub cover on at all times!
- We provide 4 adult life jackets. Please bring life jackets for your little ones if you'd like to take them out on the kayaks or on a boat.
- Look at the weather report before embarking on a kayak trip. Storms can come on quickly

- **STORMS**

- Storms & wind do happen on N. Captiva and can be severe. Please make sure the carts are put away, umbrella is put down and outdoor pillows are brought inside.

- **GOLF CARTS (see full rules attached)**

- Golf carts are not toys and must be respected!
  - No speeding
  - No standing up
  - Be careful to look both ways at crossing - people pull out without looking

*Everything should be clean, neat & organized before you leave!  
Specifically, please follow the rules below*

- **CLEAN**

- Please clean the kitchen & main spaces
  - Wipe counters
  - Sweep floors
  - Please clean out all refrigerators/freezers. If you'd like to donate the leftover unopened food to the cleaners, please let Yvena know. Please do not leave "dinner leftovers" in the fridge.
- Please strip the beds and leave the sheets in a pile on the floor. Leave the comforters/pillows on the bed
- Please leave bath towels in a pile in the bathroom (separated)
- Wash beach towels and put in basket at bottom of stairs or in sports closet
- Take out Trash
- Put all furniture back in original positions
- Turn off lights

- **AIR/HEAT**

- Please put the air back to up 75 (if warm outside) and 50 (if cold (<50) outside).
- Please do this for all 3 systems

- **OUTSIDE**

- Please put back all furniture and games to their original places
- Return cornhole, 4 beach chairs and 2 beach umbrellas to the tiki bar
- Return life preservers to the sports closet
- Put kayaks & paddleboard back in the area to the right of the outdoor shower
- Hang paddles back in tiki bar (above door)
- Close the tiki bar
- All sports accessories should go in the sports closet
- Beach toys should go in the right drawer of the outside couch
- Please make sure Tiki bar is neat & clean
- Please bring in all outdoor pillows & cushions and place them by the back doors

## IMPORTANT: PLEASE READ CAREFULLY

As set forth in the "Golf Carts Usage Agreement," the use of the golf carts at our home is a privilege. If the privilege is abused or the rules violated, you will forfeit the use of the golf carts for the rest of your stay. In addition, fines may be assessed. The rental of the home grants complimentary use of two (2) golf carts.

### RULES:

- Each driver of the golf carts MUST be 16 years old and MUST have a valid driver's license and proof of current automobile insurance. Golf carts are not toys, and they must not be used to teach children how to drive. Residents and workers on the island know our carts and are authorized to stop minors operating our carts. If an unlicensed driver is operating our carts we have given permission for the keys to be taken and carts to be impounded.
- No driver of the golf carts shall drive in a reckless manner. Golf carts are not go-karts. There shall be no "donuts" or other dangerous maneuvers attempted with the golf carts.
- Golf carts are limited to use only on the roads. They are not permitted on the beach or the State Park lands. There is a State of Florida fine of one-thousand dollars (\$1,000.00) for driving on the beach. There are further fines if a golf cart runs through a turtle's nest.
- Watch out for soft sand, especially on the roads close to the beach. If the carts gets stuck in the sand DO NOT SPIN THE WHEELS. This will burn out the motor. Either push the cart or get help.
- Your golf cart is a four (4) passenger cart. If you have more guests than your golf cart holds (this includes children) you will need more than one golf cart or will need to take multiple trips to transport passengers. Please do not allow more than four (4) passengers on a cart at any time.
- DO NOT LEAVE CHILDREN UNATTENDED IN THE GOLF CARTS AT ANY TIME!
- Golf carts are subject to all motor vehicle laws, including but not limited to the prohibition of open containers of alcohol and driving under the influence of alcohol and/or drugs.
- When the cart is not in use, please remove the key and plug the carts into the charger at the top of the ramp. It is important to practice driving the carts both up the ramp to the garage area and down the ramp. If you cannot control the carts you might damage the garage door or beam. If you are uncomfortable driving up or down the ramp, ask someone else to do it for you.
- Should the carts breakdown or become disabled, please notify us immediately.
- In the event a cart is driven into salt or brackish water due to the roads flooding, please return the carts immediately back to the house for cleaning. Hose thoroughly under the carts because saltwater does serious damage to carts if not hosed off quickly. There is a hose located at the front of the house before the ramp. Most golf carts fail to go in reverse when the batteries become wet from rain. They dry off quickly if left in the sun. Please drive slowly through any water and always avoid deep water. If water hits the battery connectors the carts will stop working.

### RESPONSIBILITIES:

You are responsible for the safe operation of the golf carts.

You are contractually responsible for any loss or damage to the golf carts itself, your person or property, and the persons or property of others.

Pay attention to all path signs and warnings on North Captiva Island.

Call us immediately if the golf carts break down during your stay. We will make every effort to get them repaired;

however, we will not be responsible for extended down time nor for reimbursement of alternate transportation. We will reasonably attempt to find you alternative transportation.

Tenant Signatures: \_\_\_\_\_

Date: \_\_\_\_\_