

**POINTE SOUTH CONDOMINIUM**  
5000 ESTERO BOULEVARD  
FORT MYERS BEACH, FLORIDA 33931  
Phone (239) 463-4009

POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF EMERGENCY BOARD MEETING Friday April 27th, 2023;  
4:00pm  
**HELD VIA ZOOM**

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A emergency board meeting was called to meet with a Fort Myers Official regarding Pointe South restoration. All members in attendance.

1) Approve Expenditures

Approval required for expenditures

a) FSG

- Motion made by Larry to accept the quote of \$532,674.00 for lanai rebuilds,

Bob seconded after discussion all were in agreement.

Expenditure approved

- Motion made by Larry and seconded by Bob to approve proposal by FSG for concrete slab on grade for 100 building, fill for alongside building side of sea wall, repairs to 100 pilling, Seawall engineering survey for permit for a total of \$171,687.11. After discussion motion was approved.

b) DDG

- An estimate has been submitted by DDG for rebuilds and repairs to various units at PS. Further discussion is needed with DDG to finalize the quote

c) TKE – Elevator

- Discussion on elevator proposal. After further inspection it was decided that the elevator doors on flrs 2-6 and other minor repairs be included in the original proposal. TKE sent change orders for review totaling \$25,990.00. Larry motioned that we accept the change orders as submitted.

Bob second the motion and all were in agreement.

Expenditure approved.

d) Pool

- Quote has been submitted from Aqua Illusions Pools for pool restoration, fencing and pavers \$480,000.00

John made a motion to approve the quote for pool repairs, pavers and fencing. Bob seconded the motion and all were in agreement.

- e) Bitting Electric
    - Detailed invoices for generator and fuel received. John made a motion to approve payments to Bitting Electric. Anne seconded and all were in agreement. \$313,831.31
  - f) Chickee Hut
    - Quote sent for demolition and reconstruction on Chickee hut \$17,900.00. Bob made a motion to proceed with quote. Anne seconded and all were in agreement.
  - g) Price Electric
    - Proposal made to approve the quote (288,466.43) for electrical repairs with clarification to the \$18,000 charge. Bob seconded the motion and all were in agreement
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  - h) Reflow Plumbing
    - Further discussion and pricing required for shut off valves on 1<sup>st</sup> fl units, plumbing to unit 100, drains and water piping for public washrooms.
- 2) Appoint Contract Signers
- John made a motion for Larry to have authority to sign contracts and Bob can sign documents relating to insurance. Anne seconded and all were in agreement.
- 3) Review Insurance vs Contractor Quotes
- Bob did a comparison of DDG repair quotes and what we anticipate from the flood insurance and it was pretty close to covering the costs for repairs. Still have not heard from the Wind insurance to determine how much we will be receiving from them.
- 4) Hiring part time CAM to oversee process
- members of the board met with Kristin Huffman that has experience overseeing a project of our magnitude. She holds a CAM certification and will help guide us through this process. She has construction and remodeling experience. Rate would be \$33.50/hr. We anticipate more hours initially, however our agreement is on an hourly basis. Board all agreed and a meeting will be setup with her once she has had an opportunity to review our documents.

Board adjourned 5:20pm

Submitted by: Anne Russell