

**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 May 12, 2023; 11:00am  
**HELD VIA ZOOM**

---

- 1) Kick off Meeting with Joe Desalvo of DDG Homes
  - DDG has started boarding up the ocean end of the 100 units to get ready for reconstruction.
  - Permit department is now asking for a MPE (mechanical/plumbing/electrical) drawings, and they are in the works
  - DDG will work with the individual owners to document any changes for the drawings.
  - A meeting will be arranged with the 100 owners and DDG to meet and answer any questions they may have and discuss the reconstruction process.
  - Owners will make their choices for appliances, flooring etc and advise DDG for purchasing.
  - If a owner would like to upgrade a product, ex cabinet, beyond the insurance allowance, DDG will send a separate change order to the owner directly for the increased amount and a deposit of 50% will be sent directly to DDG prior to reconstruction.
  - A meeting will be arranged with 100 owners for Thurs May 18<sup>th</sup> 12pm est and for units on 2<sup>nd</sup> to 5<sup>th</sup> that have repairs Thurs May 18<sup>th</sup> 1:30pm est.
  - Bob had investigated the possibility of appliances for the reconstruction units to be purchased through Home-Tech. They have best inventory, best for repair and have their own inventory if have to replace an appliance. The board agreed to present this to the owner at the owner/DDG meeting
  - The board will contract with Barb to do the small drywall/repairs in the units that require it
  - recommendation was made to have appliances purchased through Home-Tech that will include a service agreement for repairs. Then present this service agreement to the other owners to sign up for all of the units at PS to be under the service agreement for future repairs of the unit appliances.

2) Shutters and Screens

- Bob and Larry will summarize the invoices from Claudio to get a final number for approval from the Board.
- Larry made a motion to pay a deposit of an amount not to exceed \$100,000.00 for the shutter and screen repairs. Bob seconded the motion and all were in agreement.

3) Construction Status

- Sand has been brought in to start filling in under 100 building
- Once fill has been completed, the concrete will begin for the air conditioner pads, concrete floor and 100 building
- The Lani's engineering is still going through permitting and will begin when permits have been received
- Roof is ongoing and probably be completed with in two weeks

4) Insurance Claims

- Flood Insurance have responded well and some payment has been sent
- Wind Insurance has not been forthcoming and repeated calls and emails have been made
- Documentation is gong to be sent to Wind Insurance for repairs/replacement of Lani damaged screens

5) Sand Reimbursement Program

- Larry is looking into a grant to cover half the cost of replacing, designing and sand we have already brought in for fill.
- 

6) Owner Assessment

- Bob will call for a meeting with the Finance Committee to discuss how to proceed with the request for the assessment from owners
- 

7) Update on Status of CAM

- John has contacted Kristen Hoffman and a agreement is in place to have Kristen as a consultant and advisor

8) Status of Contact with our Renters

- A list of emails for all previous renters is being compiled
- Pam has updated the face book account as to progress of PS rebuild
- Pam will draft a letter to be sent to previous renters to update progress of rebuild
- 

9) Communication with owners

- Pam will send email to owners for a meeting with DDG for a discussion of how the rebuild/repair of units will proceed.

10) Next Board Meeting will be held May 25, 2023 at 10am est.

Board adjourned 2:00pm

Submitted by: Anne Russell