**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 Oct 13, 2023; 10am est

**HELD VIA ZOOM**

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The Emergency meeting was called to order by President, John Lange at 10:15am est. Roll call was held, and a quorum was ascertained. All board members were present in addition to Kristin Huffman, Best Hospitality Management

Motion was made by John Lange to dispense with reading of minutes from last meeting; seconded by Bob. All board members agreed.

**Old Business:**  
  
**1) Discuss current permit applications.**

Permit has been received for the framing of in-suite units. Plumbing and electrical permits for in-suite units have been requested and should be received shortly.

Permits for lanai and other concrete work has been submitted and a few other details need to be resubmitted to FMB township.

**2) Discuss status of 50% rule presentation**

A certified building appraisal has been completed. Next step is to compile all the recommended   
 documentation as required by the township and then a General Contractor is required to present   
 the package to the township for approval. A motion was made to hire a General   
 Contractor/Consultant to review all documentation required for the 50% ruling required by the   
 Fort Myers Beach township and present to FMB. Larry seconded the motion and all other board   
 members agreed.  
  
**3) Discuss Serv Pro payment status.**

Serv Pro and our Insurance companies have finally come to agreement and payment should be

coming to PS shortly and payment to Serv Pro will follow immediately upon receipt

John made a motion to ratify the email vote sent Oct 11, 2023. Bob seconded and all were in   
 agreement.

**4) Discuss communication with owners.**

A question and answer zoom meeting to be set up for Sunday Oct 22nd, 2pm est. A   
 communication will be sent to owners to update on progress of rebuild and advise date of   
 question and answer meeting with owners.

**5) Discuss Annual Meeting preparation**

The annual Pointe South Condominium meeting will be held via Zoom Saturday Dec 2nd, 10am est.  
 Pam Krouse and Anne Russell are up for re-election for a 2-year term.

**New Business:**  
  
**1) Discuss future management structure and steps going forward.**

The Board has reached out to a few Management companies to receive quotes/proposals for

management of PS. Once received the Board will review and determine the best option for PS

**2) Discuss timeline for opening**  
 Due to the uncertainty of receipt of permits, a firm opening date has not been determined,   
 however targeting January 2024 to mid-February 2024.

**3) Review 2023 final numbers and 2024 draft budget**  
 Bob is working on the final numbers 2023 Budget and estimate for the 2024 budget pending a few   
 numbers

**4)** **Discuss possibly hiring a public adjuster to review our insurance contracts vs what their adjuster   
 analysis showed**

The board will investigate hiring a public adjuster to determine if other possible claims were not   
 included in the insurance companies’ original loss determination. A proposal from an adjuster will   
 be sent shortly for the Board’s review.  
  
**5) Discuss possible need for a general contractor to oversee all contractors**

A general contractor will be hired to help expedite the submitting of documents of 50% rule   
 required by FMB. Once that has been completed, we will discuss the possibility of retaining the GC   
 services to oversee the other sub trades.

**6) General Board comments**

No other comments made by board members.