

**POINTE SOUTH of FORT MYERS BEACHFORT MYERS
BEACH CONDOMINIUM ASSOCIATION, INC**
Thursday September 14, 2023 – 4:30pm EST
5000 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA 33931

The meeting was called to order by President, John Lange at 4:32pm est. Roll call was held, and a quorum was ascertained. All board members were present in addition to Kristin Huffman, Best Hospitality Management.

The meeting agenda was posted on the Pointe South portal. Motion was made by Bob Weber to dispense with reading of minutes from last meeting; seconded by Anne. All were in agreement.

OLD BUSINESS

1) Contractor Status: FSG, DDG, Price

- All Screens and screen enclosures on floors 2 thru 5 have been repaired. The storm shutters on floors 2 thru 5 have been repaired. Storm shutters for units 501 and 507 will be installed once the lanai ceiling is replaced in those 2 units. Pricing for the 100 bldg 2nd level is being considered for the storm shutters and screen enclosures.
- Swimming pool, Aqua Illusions our pool contractors is filing a permit for restoring our pool. They have done the required engineering and submitted that work product for permits. The final piece of that permit is a survey which shows specific location of the pool. We are following up as to the progress of survey.
- Price Electric A) Maintaining the temporary service equipment
B) Good news on the improved delivery of the service entrance equipment. Initial dates for delivery were January 2024 but those date have improved to October of 2023. November and December will be bring full power back to each unit with separate metering.
C) working with Comcast construction to determine the best solution for repairing the lines and restoring cable T V and internet to each unit.
D). Electrical for the office and the garage level will happen when the walls are constructed as well as power to the swimming pool area
- air conditioning units are available for our installation. Most units have a small temporary AC unit for dehumidification. The AC will be installed as soon as the first-floor lanai's are replaced.
- Florida Structural Group FSG, A) Crowther the subcontractor for FSG that did our roof repair is complete except for has 1 small pesky leak in one of the roof vents. B) Our sea wall engineering and survey ae complete. The permits is in process and once completed FSG will permanently replace the damaged sea wall and repair the rest. C) Most of the garage level concrete has been replaced

except for the Air conditioner pads and bay 7 and the floor in the 100 building. (the 100 bldg waiting on in slab plumbing. D) East stair replacement, waiting on permitting. E) Lanai replacement, waiting on permitting. F) soffits have been repaired. G). Lanai sliders and damaged windows. All will go in when the lanai's are complete

- Tiki hut, under contract just waiting for more construction to get done in that area.
- TKE elevator, anticipated an update soon but latest we have heard was delivery for installation in November.
- Florida Life safety, fire alarm upgrade project. Cables are in for all horns in units. Waiting on office and garage level build out so we can finish.
- DDG. A) Beginning to sheetrock this week B). Most choices/selections are done on the first floor units 101 to 107. C). Waiting for framing permit on first floor units. D). Waiting for permit on bldg 100 new office. E) Joe's electrician is on board and quantifying # of new unit panels to be required. F) Joe will do ceiling in 501 and 507 lanai's this week. G) Joe will communicate with damaged (moderate and severe) unit owners floor 2 thru 5
- Pavers – waiting on pricing from Paving company on pricing of all pavers in the driveway and separate quote for the pool pavers. We have an estimated price for pool pavers from Aqua Illusions
- Comcast cables need to be rerun from street to building. Larry is looking into our account number so they can pass on to Price Electric to contact comcast to start a plan to replace the cable.

2) Sand Replenishment status

- What is left to complete is missing sand on the building side of the seawall. Larry will look at arranging a contractor to bring in the sand and arrange permitting.

3) Permit Status

- To proceed further with the various permits, a building appraisal is required. Kristen is working with a company to provide the required appraisal and hopefully will have it within a couple of weeks.
- To continue with the permit status a complete summary of all the contracts and costs must be populated in a form provided by FMB. Kristen is working on this with the help of information Bob has gathered.
- The suggestion was made to bring on DDG as the general contractor and as such, they will be able apply for the permit needed to proceed with repairs/rebuild. John will approach DDG with this proposal and report back to the board.

NEW BUSINESS

1) Appraisal Time Frame

- At this time the appraisal time frame is around 15 days and if payment is made immediately may speed up the process. Bob has made arrangements with Karin to have the cheque dropped off at Appraisal office.

2) Discussion and Motion to Install new Breaker Panels in all Units

- After some further investigation, it appears that quite a few of the electrical panels are obsolete or not working properly.
- A motion was made that any electrical panels inside units be replaced as determined by a licensed electrician. Bob seconded the motion. All were in agreement.
- Any electrical panels not covered by insurance (flood or wind) will be individually billed to the owners. The board will reach out to PS insurance to see if any are covered by PS insurance and suggestion for the owners to reach out to their own insurance companies as well. Documentation and pictures will be put together for each of the panels that require replacement.

3) Progress /comments from Board and CAM

- a motion was made that the budget shortfall of \$1,250.00 per unit (\$43,750) is due with the \$25,000 assessment and the lump sum be moved from the hurricane account to the maintenance account so we have the operating funds in the correct cash account. John seconded the motion. All were in agreement.
- Some units are first floor have still not submitted final choices for rebuilds. Carol will reach out to DDG and see if they have received all the final selections for the 1st floor.
- Cable boxes have been collected and returned to comcast. Documentation has been filed with comcast. Any owner that cable equipment that was damaged/lost in hurricane can report that to Comcast.
- Wind insurance is still working on the Servpro invoice and will update as soon as possible of the outcome.
- Flood insurance has said the cheques for Iani's and elevator have not been processed but are in the system. Flood insurance processes 1st time requests first and then supplements are processed later.
- Repair to office shutter should be moved ahead to have completed.

4) Motion to Adjourn

- Meeting adjourned at 6:03pm