**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 BOARD MEETING Thursday April 25th, 10:00am est.

**HELD VIA ZOOM**

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The Pointe South board meeting was called to order by President, John Lange at

10:12am est. Roll call was held, and a quorum was ascertained. The meeting agenda was posted on the Pointe South portal. Motion was made by John Lange to dispense with reading of minutes from last meeting; seconded by Bob Weber, all agreed.

**Old Business:**

1. **Reconstruction Status
-** pumping unit and control panel for the elevator are installed
- electricians are working on connection on the permanent temporary for the switch
 over
- one bank of meters are connected to the new service
- electricians are also working on rewiring all electrical wiring on ground level garage
- it appears that the main sanitary drains were plugged with rags. Plumbers are
 looking at snaking the drains
- Kristen will advise all contractors not to use the plumbing at PS but the
 Portables that are on site
- FSG is also working on some deterioration of some of the concrete around the
 ground level
- it would appear that there is water penetration in some of the windows on 07 units
 on the north side of the building that will have to be addressed
- recommendation was made to contact Ironclaim to address the integrity of windows
 and if they require replacement that will be covered by the Wind insurance
2. **Florida Life Safety**- confirmation needed to confirm that Florida Life Safety has completed all items as
 per their invoice. Larry and Kristen will review and confirm all items completed
3. **DDG**- drywall has begun in the 100 unit office and other units on the 1st floor
- DDG has advised that tile will be delivered to PS this week for all of the 1st floor
- DDG still has not located the drawings and will keep us posted.
- an issue arose with the electrical outlets on kitchen back splash no flush with the
 drywall. DDG is looking to a solution for this
- the Board is considering having an additional contractor to speed up the
 reconstruction and will be getting proposals for the reconstruction work on floors 2-5
4. **Environmental Conditions of Units**
- arrangements need evaluate the units on floors 2 – 5 for condition of the units
 belongings and also to remove the items so the work can be completed in the units.
5. **Owner Responsibility Items, Duct Work, Electrical, Plumbing**- units through floors 2 – 5, any repairs necessary for duct work, electrical, and
 plumbing as a result of the hurricane is currently not covered by the Wind
 Insurance.
- we can inquire of Ironclaim to see if this can be included in the Wind insurance
 supplement
6. **Owner Access/Stay in Unit**
- Owners may be able to have access/stay in their unit when PS has a certificate of
 occupancy and the parking lot is complete and safe for owners to enter the property
- the Board is targeting to be open for owners to stay in units for the owners meeting
 in October. The Board we will advise owners if that date can be met.
7. **Ironclaim Update** - the board has contracted another appraisal company to determine if an adjusted
 appraisal is possible. Hopefully to hear by next week
8. **Office/Reservation**
 - Pam/Anne will put together a proposal for the reinstating the rental program, rental
 rates and communications to the past renters.
 - also an update to the Facebook page and web site.
9. **General Comments from Board**- still awaiting the proposal from the engineering company and finally been advised
 that we should get it by Friday Apr 26th
- Century Link has given a proposal for internet for PS. Will need 100% participation,
 no upfront fees to install fibre optics. Contract will be 10 years and the fixed cost
 will be $31.95/month. That included 1GB upload/download per unit. No hidden
 fees, no taxes. Will take up to 5/6 months to complete the necessary work. Local
 TV will be extra and cost to follow.
10. **Motion to Adjourn Meeting
-** meeting adjourned 12:15pm