

POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD MEETING Friday Jun 21st, 11:30am est.
HELD VIA ZOOM

The Pointe South board meeting was called to order by President, John Lange at 11:30am 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 Lang to dispense with reading of minutes from last meeting; seconded by Pam Krouse, all agreed.

Old Business:

1) **Reconstruction Update**

Parking Lot

- we are in the final parts of the engineering process. One more application to complete by FMB. Also need a current survey and FSG will get that for us. Should have all engineering completed with in 2 weeks and then submit for permit application.

Electrical

- Price will be finished with the work on our site until we pass inspection with FPL. The inspection is scheduled for tomorrow. Once we pass inspection the meters will be installed by FPL
- last of the condensers are being installed
- office was put on house power

Plumbing

- we are waiting for Reflow to give quote for plumbing to showers at the beach and by the pool. Also plumbing finishing for laundry are and unit 100 bathroom.

FSG

- seawall repairs will begin 2nd week of July
- Erik from FSG meet with TKE, there are structural issues on the ground floor in the tower. Erik has submitted the info to the engineer and we are awaiting his guidance.

TKE - elevator is now going up and down.

- the pit is being cleaned and painted today.

Landscaping

- Tidewater is ready to go with remaining work whenever we give them the green light.

2) **1st Floor Update**

- DDG: - all floors have been installed. There are only 2 units left to grout.
- trim and door selections have been finalized and should be delivered today
- selections are finalized and should be ordered today or Monday

- shower walls will start going in tomorrow.
- office was put on house power
- Kristen made the board aware of a slight problem with installation of baseboard in the office unit and other 1st floor. The Board has instructed Kristen to advise DDG to correct this problem.

3) **Units on 2-5 floors**

- the Board has received a few quotes for the necessary repairs on these upper floors and they are under review
- direction was made to send a notification to all the owners that according to Pointe South bi-laws, any renovations that an owner wants to make to their unit has to be first be approved by the Board.
- Pointe Suth lawyer will be contacted to determine what is required to allow another contractor to complete the association work for damaged units.
- a motion was made by Bob to notify Coastal Renovation that we would like them to begin work on the units that require minor repairs and if we can amend the contract with DDG, we will have them continue to make repairs on the other units on floors 2-5. Larry de Herder seconded the motion and all agreed.

4) **Ironclaim Update**

- Shane from Ironclaim feels getting close to an agreement from flood insurance provider
- still no response from Wind provider

5) **Discussion and possible motion to approve rental, cleaning and linen rates for 2024-2025 season**

- some discussion was had regarding the proposed rental and cleaning rates.
- Bob made a motion to increase the rental rate including linen and cleaning to be \$540.00/night, \$380.00/night for the low season and entertain a discount for January 2025 season. John seconded the motion. All were in agreement
- Bob made another motion to increase the reservation fee to \$350.00, with \$100.00 to PS and \$250.00 deposit to the weekly rental if not cancelled. Pam seconded and all agreed

6) **Discuss start up and implementation of reservation system**

- Bob proposed that we authorize Carol, Kristen and Miranda to begin work on the reservation system and all related activities, ie bank account as soon as possible. Larry seconded the motion, and all were in agreement

7) **Review Milestone quotes and motion to accept bid**

- Bob mad a motion to proceed with Beryl Engineering to provide the Milestone report. Pam seconded and all agreed.

8) **General Comments from Board**

- assessments have been coming in and we thank all that have sent their assessments
- Bob proposed to discontinue the rental account and set up a new account at Truist and give those who need to access to the account. John seconded it and all agreed.

9) **Motion to adjourn meeting**

- motion made to adjourn meeting at 1:50pm