

POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH OWNER MEETING MINUTES HELD
Thursday August 08, 2024 @ 6pm est.

HELD VIA ZOOM

The Pointe South owner meeting was called to order by President, John Lange at 10:00am est.

- John offered the Boards sincere condolences to Dave Trudel for the loss of his dear wife, Judy. All the owners offer their condolences.
- John also would like to reaffirm that owners should submit all questions and correspondences to Pam rather than Kristen. Kristen, at this time is focusing on managing our reconstruction and the different contractors. These phone calls and emails take time away from these tasks. Pam will acknowledge the questions and concerns and will endeavor to respond in a timely manner. We appreciate your consideration to this matter.

We received exciting news that FPL has attended today to get permanent power restored to Pointe South. Once FPL are completed, Price Electric will hook up meters to each individual units to provide power to the units.

OWNER ANNUAL MEETING

- due to several conditions beyond the Boards control, such as not sure if we will have an occupancy permit by the annual meeting so we will not know if the owners will be able to stay in their units. We did look at alternate places to have the meeting, however we feel it will be more beneficial to postpone the annual meeting to later in the year.
- Another consideration is that there will be some openings on the Board, and we want the owners to have time to consider running for a position on the Board.
- Also moving the date later in the year, will give the current Board time to have the reconstruction closer to completion. According to the by-laws, when an election is held, and a new person is elected, they are immediately on the Board. So in order to make sure we have continuity through the majority of this project, we as a Board feel it is prudent to postpone the annual Board Meeting to **Saturday Dec 7th. 10am est.**
- The statutory limit is 8 years. If no one else runs, then a board member can be reelected after 8 years. However, if there is a new applicant running for the board, then they will automatically be elected, unless there is multiple applicates, then a vote is required.
- Those Board members that have opted out for reelection will be available to assist the newly elected board members to transition into their positions.

- We would like to get some input from the owners as to their thoughts
 - i) One owner stated that they have already booked accommodations for Oct 19 meeting and will keep their reservation even if meeting switched
 - ii) One owner wondered if it would be more convenient for the Board and reopening of PS if the annual meeting was a little later. Would it be more efficient? They would be in agreement to move the meeting to Dec 7th.
 - iii) One owner understands the reason for moving the meeting, however with thanksgiving and Christmas there will be a lot of personal activities going on I would like to see it before thanksgiving. But if does not move again I guess Dec will work. I would still like to come down earlier to before then to work on the décor and order what is needed to put unit back together.
Board reply – yes any owner can come down to their unit anytime
 - iv) Another owner supports the date change

Therefore the Annual Board meeting will be held....

Saturday December 7th 10am est via Zoom.

Any owners that have already planned or are planning to come to Pointe South, please coordinate dates and times with Kristen. This is extremely important so that we can access PS in a safe manner and also will have access to the property.

Agenda - please see attached agenda and the corresponding detailed updates.

The following are questions from owners during the meeting and the corresponding answers.

Questions:

- 1) Is Coastal going to be offering prices for re-doing owner condo's on 2nd to 5th floors?

Answer: yes, have given preliminary numbers for the association portion of the repairs and will currently working on complete costs for repairs on units on floors 2-5. When the board gets those numbers, they will send out the individual costs to each of the applicable owners. Owners will deal directly with Coastal for payments.

- 2) DDG has given the Board issues and we have another provider, but what is the plan B, C or D if DDG is not compliant as they have missed deadlines continually?

Answer: If you recall, we did contact other contractors, however one was astronomically expensive. It is hard to find contractors who will come onto the beach. This is plan B. Plan A was to renegotiate with DDG to get some incentives on them missing the time lines, get a little more meat to complete the project. So far they have been operating more efficiently and productively than previously. Also we have to consider where we are in the time line of construction. Most of the kitchens have been installed. Still waiting on countertops, drywall is done, painting is done. Most of the showers are completed, flooring etc. So 1st floor units are in good shape.

- 3) But what about the first floor has inside shutters (windows), glass doors for the shower. I am talking about the details. My concern is DDG able to handle all those details?

Answer: Detail such as vertical blinds would not fall under DDG scope of work. The owner would be responsible for coordinating these types of things with a supplier to supply and install. The owner can itemize these type of things they require and then we can address how best to proceed. Currently the Board is focusing on the big ticket items in the units to have completed.

- 4) It was mentioned about the windows, I believe the north and south side windows and the front as well? As well as the west side slider windows.

Answer: yes. The company will do a pressure and seal test of random windows to determine the integrity of the windows in the building and provide a report to PS.

- 5) For the air conditioning units, how did we make out with the Tropical Storm Debby?

Answer: The outside condensers are on taller stands that are about 18" above ground and were not affected by the tropical storm.

- 6) Have we heard anything from Ironclaim insurance for shortfall in the insurance?

Answer: We hear back from the insurance companies nearly every day saying they are working on it. We are working on our 6th or 7th insurance company adjuster. Our Ironclaim adjuster has been really working hard on our behalf with the insurance providers. They have been quoting statutes to the insurance provided and have been very good about not letting them forget that they have made promises but yet to fulfill them. They are doing their job and keeping on top of the insurance providers. We have been told we are close to getting some of the flood money and it is going to come in different pieces but they quickly point out that with the other events happening around the world, Fema is overwhelmed and so there are some delays.

- 7) When I looked the slides prior to meeting, I noticed that Home Deco is doing the windows. Is Home Deco under Coastal? What is the difference between Home Deco and Coastal?

Answer: Home Deco is working on the first floor kitchens and are a subcontractor to DDG. We may link Home Deco with Coastal contractor since we already have the kitchen measurements and drawings for our condo's. However, Coastal does have their own kitchen cabinet supplier and they will decide which kitchen cabinet supplier they will work with. They will make the decision on which kitchen supplier will be used for those units that need kitchen cabinets. We have not received any

pricing yet from Coastal on the upper unit repairs.

- 8) So if we go with Coastal, do we have to resubmit all our paperwork that we had submitted to Home Deco before. Home Deco has come to our unit to take measurements and have all the information.

Answer: Kristen will make a note of this unit and discuss with Coastal. On the more damaged units on floor 2-5, we are working on getting the associating work completed first. Ie plumbing, electrical, drywall. As this work is being completed, Barb from Coastal will be reaching out to those owners to discuss what you want for your unit and then you can mention your contact with Home Deco and the numbers you may have received from them. That planning will start while the association work is being completed in those units.

- 9) Just to confirm that the Dec 7th meeting will be assessable by Zoom for those that may not be able to attend in person?

Answer: Yes, the Dec 7th meeting will be held by Zoom and not in person.

- 10) When can we take care of whatever our unit needs, ie carpet, paint? Can we move in in October or November?

Answer: We will not be able to move in until we have the occupancy permit and that date is unknown at this time. However, the association will take care its responsibility and the owners can get into their unit anytime to select a carpet and line up installation of carpet. Just coordinate that with Barb of Coastal and also Kristen for carpet installation. Also the owners should be sure their AC is working and also that the elevator is working.

- 11) Does each individual unit have to get their own certificate of occupancy?

Answer: Yes, each individual unit will require a certificate of occupancy before it can be occupied along with the building having a certificate of occupancy.

Motion to Adjourn Meeting

- John made a motion to adjourn meeting at 7:40pm

