

# Owner Update

August 8, 2024

# Agenda

- Reconstruction Status
- Contractor update
- First floor and Office details
- Floors 2-5 process and timing
- Completion estimate and cash position
- Owner meeting
- Reopening/Rental program/etc

# Transformer Being Connected!! Permanent Power is Coming!!



# Cabinets Going in 1<sup>st</sup> Floor



# Office Paint and Trim



# Debby – Sand on Pool Patio & Overflowing Seawall



# Debby – Days 1 and 2



# Contractor Update

- DDG
  - Pointe South and DDG have agreed that they will complete the first floor units and the office
  - Parties agreed to deadline dates for various aspects of the project with incentives
  - Overall deadline is 10/8/24
- Coastal Association Services
  - Pointe South and Coastal have entered into a contract for floors 2-5
  - Association responsibilities will be paid by the Association
  - Owner responsibilities will be paid by Owners
    - Coastal will apprise owners of progress using pictures etc
    - Pointe South will only provide limited supervision – Kristin/Willie cannot provide full time supervision
  - Owners can contract with other parties if desired. Must be coordinated through Kristin



# First Floor and Office Details

- DDG will continue to coordinate all work
- Cabinets are currently being installed
- See Reconstruction Status for deadline dates
- Kristin/Willie will continue to monitor progress

# Floors 2-5 Owner Process Information

- Floors 2-5 were covered by Wind insurance (First Floor was covered by Flood)
  - Wind insurance covers different items from Flood
  - In general, association Wind insurance covers items within the walls and the drywall with a coat of primer. Final painting is not covered.
    - Items in walls are covered – e.g. walls, wiring, ductwork
    - Items within the condo itself are not – e.g. furniture, cabinets and countertops, bathroom fixtures
    - Some gray items depend on whether they were physically damaged by the storm – e.g. air-handlers, water heaters, storm shutters
- Coastal Association Services will be coordinating all reconstruction on Floors 2-5
- Coastal will be invoicing Owners separately for their portions of the reconstruction costs
  - The board will monitor all costs to ensure no duplication and resolve potential gray areas
- Floors 2-5 will require reinspection for mold and identification of furniture etc that require mold remediation. Contractor identified.
  - Furniture will be cataloged, pictures taken and communication with owners on subsequent action if necessary
  - If necessary to complete work, furniture will be removed and stored at owner's expense

# Reconstruction Status

8/5/24

# Reconstruction Status

- The following pages are a contractor-by-contractor running listing of items that we continually follow-up on.
- This is posted regularly on the Pointe South website
- We hope it gives owners an idea of what things are yet to be done, taking place or complete. It is not exhaustive but covers the larger items we are monitoring

# Reconstruction Status

## 1) Price Electric –

- Jay (Project Manager): 646-671-8434
- Marc Lawson: 239-645-2055
- - a) Power Restoration Permit (**241679**) - **Passed w/ city of Fort Myers Beach on 7/22/24**
    - i) FPL to reconnect the transformer to the meter banks. PS is on their schedule and expected to be complete within 4-7 days from 7/22/24.  
– [Happening as we speak.](#)
    - ii) Once meter banks are reconnected, unit owners will have their meters installed.
    - iii) Unit owners will need to re-notify FPL to schedule their meter hook ups.
  - b) TO DO:
    - i) Light fixture installation
    - ii) Laundry wiring
    - iii) 100 building lower level wiring
    - iv) Sign light
    - v) Miscellaneous garage level wiring
    - vi) Elevator room A/C

# Reconstruction Status

## 1) FSG

### • Erik Peterson - 239-707-0585

- a) Sea Wall - Delayed by turtles, permit has been extended
- b) Stairs - RLG has revised the drawings to resubmit with the permit. FSG will form and pour the stairs. - [Drawings have been resubmitted.](#)
- c) Leaking Roof Vents - Crowther fixed 7/17/24 - **COMPLETE**
  - i) **8/4/24: A few leaks and 501 vent took water during Tropical Storm Debby. FSG has been made aware and Erik will be walking the 5th floor and roof with Willie this week and scheduling repairs with Crowther ASAP.**
- d) Owner closets & 2 openings on the north wall will proceed when electric & HVAC work is complete. - [Permits extended](#)
- e) Truss Repair - 1" plywood not available as spec'd so FSG has an agreed solution with Josh Cravelle Consulting to double up ½" plywood. Crew scheduled for repairs on 7/26/24. - **8/4: Work is 90% Complete**
- f) Enclosure around electrical meters? 2 locations
- g) Laundry Room Wall - will be completed after the elevator is done.
- h) **Restoration Repair:**
  - i) Elevator Header -
    - (1) 8/1/24 Permit request will be submitted to the city for restoration. Erik will update us on a time frame for approval.
  - ii) NW Corner of building at garage level
  - iii) Exposed rebar in 401, 307 & 407 (minor) - Erik has agreed to repair these.
    - (1) Cravelle Engineering to provide typical repair drawings -**Done**
    - (2) FSG will file a restoration permit with FMB - **Being filed.**
    - (3) FSG will perform work to fix structure issues
- i) 100 Building lower level frame out & doors
- j) Office & 101-107 sliding doors need screws tightened
- k) **Concrete Restoration FSG/Cravelle (Done)**
  - **Josh 239-990-4972**
    - i) In the past RLG Engineering has worked with FSG on the technical solution to concrete sprawling problems. RLG is closing out this relationship but will finish:
      - (1) The south stairway
      - (2) The 100 building lower level design for walls, doors, etc.
- a) Restoration permits for drainage systems to be filed on the week of 8/5/24.
  - i) JR Evans submitted ERP and FSG will file for permit for the parking lot and retention pond.
- b) FSG drainage system
- c) **8/5/24 Tropical Storm Debby:** Some leaks in windows and roof for FSG to review asap.

# Reconstruction Status

- 1) **DDG**
  - a) Office:
    - i) Air Handler to be installed
    - ii) Electrical to be installed such as lights, fans, outlets, etc
    - iii) Bathroom fixtures to be installed
  - b) 101-107
    - i) Showers
      - (1) Tile installation
      - (2) Benches installed
  - c) Kitchens
    - i) Home Deko has received several signed and approved drawings and kitchen installs will start getting scheduled - [See update below](#)
  - d) Deadline list for all items to be complete by 10/4/24:
    - i) **July 26:** Shower drawings with benches and shower door selections provided to management & approved by the owner. - No drawings provided, calls to owners for confirmation during the process. - [Several drawings provided by HomeDeko. No drawings for showers/bathrooms. Missed Deadline](#)
    - ii) **August 1:**
      - (1) All disconnects to condensers complete. - [John approved push back date to 8/6 due to delay in permanent power.](#)
      - (2) Cabinet measurements, drawings completed and approved by the owner. (excluding 106)
        - (a) [As of 8/2 only approvals received are 101,102,103 & 107 and install started in all but 107.](#)
      - (3) 101 drywall repair & 104 drywall in HVAC closet to be finished. [Complete](#)
    - iii) **August 2:** All baseboards, window and door trim complete. - [Missed deadline. To be completed by 8/6 per Joe on 8/2.](#)
    - iv) **August 8:** Shower framing and tile install to be complete.
    - v) **August 16: (All have been paid for on previous invoices)**
      - (1) **102:** Damaged shower head replaced and on site ready for install.
      - (2) **105:** Dining room chandelier wiring capped and hole patched. Master bedroom light on back wall to be moved 10 inches closer to the slider doors, and hole patched.
      - (3) Caulking for floors on lanais and at the slider door tracks to be completed.
    - vi) **September 1:**
      - (1) Kitchen Cabinet install complete
      - (2) All HVAC ductwork and air handlers installed and complete
    - vii) **September 9:** Correct doors for 101 & 107 installed
    - viii) **September 16:** All countertops installed in kitchen and bathrooms
    - ix) **October 2:** Final electrical and plumbing inspections to be completed.
    - x) **October 4:**
      - (1) Final drawings of office & 101 - 107 that were paid for corrected and turned in to Pointe South
      - (2) All punch list items completed by end of day.

# Reconstruction Status

- 1) **Floors 2-5: TBD after meeting with Coastal - 8/5 Waiting for an update proposal from Troy before signing with Coastal as mentioned in the 7/31 meeting.**
  - a) **7/31/24 Meeting with Barb:**
    - i) Waiting to find out what classification our building is to determine electrical wiring needs.
    - ii) Barb has a call in to the FMB fire, to confirm firewall
    - iii) Storage pod proposals will be provided to Kristin
    - iv) Troy will be sending and updated contract
    - v) Projected completion date of November if all goes smoothly
  - b) **Unit Items:**
    - i) **Fred Maddox (239) 218-4122 - Ambient Drying Systems**
      - (1) Will be doing an evaluation of all units to determine if they can be cleaned or need to be disposed of.



# Reconstruction Status

## 1) Cravelle: Josh 239-990-4972

- a) FSG - drainage systems installation
  - **Permit # 2024019**
    - i) 7/31/24 Drawings submitted to the city and fee paid.
- a) Contracted to prepare details for:
  - i) Header detail above elevator ground floor doorway - **Turned in to FSG 7/29/24**
  - ii) Repair detail for NW corner of the building - **Done**
  - iii) All other typical concrete restorations details. - **Done**

## 1) Severyn

- **Miguel - 239-682-4266**

- a) Finish HVAC air handlers in 101-107 & office
- b) Shelf needed in 101 - 107 & office HVAC closet. **COMPLETED 7-29-24**
- c) 104 piping and dry wall to be finished. **COMPLETED 7-25-24**
- d) All coolant lines to be done on floors 2-5
- e) Condensation lines done in all bays.
  - i) **Severyn said a plumber typically does this work. Buckeye will be completing this portion of the job.**
- f) The following units need to have new air handlers replaced:
  - i) 301, 307, 401, 407
- g) The following units need to have new duct work & handlers:
  - i) 204, 501, 506, 507
- h) Need split pack A.C. in elevator room on lower level

# Reconstruction Status

## 1) Reflow

- a) Invoices were being sent to a non-existent email address
- b) Water booster pump?
- c) Condensation lines - [Buckeye is scheduled to do this](#)
- d) Other water or waste line work?
- e) **Proposal:** Currently reviewing w/ the board for gaps or duplications)
  - i) Need ground level sinks in the community room, maintenance room & public laundry room.-8/5, [Kristin is sending list to Reflow for an updated and accurate proposal](#)
  - ii) Laundry hookups in public laundry room
  - iii) washer/dryer hookups & sink in house keeping room

## 2) Romano Shutters - Claudio 239-440-7195

- a) Newly installed shutters- **Completed.**
- b) Cleaning of all remaining units ? - 8/2 - [Claudio said the cleaning has already started and his crew will be working through the rest of the cleaning this week.](#)

# Reconstruction Status

## 1) Tidewater Landscaping - Jeff 239-770-5970

- a) Moved & leveled sand on beach side - **Done**
- b) Landscape lighting & sign light
- c) Waiting on turtles to hatch
- d) Well pump replace - **Done**
- e) Parking Lot

## 2) RJ Evans Drainage

- a) Engineering – Done and submitted to FMB 7/31/24
- b) Permit timing – not known at this time

## 3) Milestone Study – Beryl Engineering

- a) All documentation sent to Beryl
- b) Study
- c) Engineering

## 4) Aqua Illusions - Pool

- a) Fence
  - i) Permit status? - **Approved**
- b) Wiring - **Done**
- c) Pump water out
- d) Resurface
- e) Fill

# Reconstruction Status

- 1) **Fire Alarm**
  - a) Install all annunciators (horns) in all units - **Done**
- 2) **Elevator - TKE**
  - a) All wirings and buttons replaced
  - b) Cab to be installed after tower repair
  - c) Elevator room split pack air
- 3) **Tiki Hut**
  - a) Constructed
  - b) Needs Electrical
- 4) **Grilling Area - Bruce from HomeDeko believes he did our grilling area before and is looking for the drawings for us.**
  - a) We are asking for a drainage basin for this area to allow for a paver grilling area instead of raising this area.
- 5) **Garbage Fence**
- 6) **Building Outside**
  - a) Repair
  - b) Paint
- 7) **NTS:**
  - a) Window testing will be scheduled once we are back to permanent power on site.

# Reconstruction Status

## **Obtaining Certificate of Occupancy**

This link is the checklist provided by the Fort Myers Beach Life Safety Department:

[https://drive.google.com/file/d/1Xb2zH\\_LQvV-hduXVIhvgjUUEILZd7Ye3/view?usp=sharing](https://drive.google.com/file/d/1Xb2zH_LQvV-hduXVIhvgjUUEILZd7Ye3/view?usp=sharing)

# Repair Cost Estimates

# Major Damage Units

- Rough estimate of unit repair budget – Original DDG
  - Initial includes both Assoc and Owner responsibility
- Coastal quotes
  - Association work (only) budget shown at right – note insurance shortfall
  - Owner budgets for the major damage units being worked up
  - We believe Coastal will be lower than DDG

**Pointe South Condominiums**  
**DDG Condo reconstruct analysis**  
 Floors 2-5

<u>Unit</u>	<u>DDG Total</u>	<u>Initial Estimate</u>	<u>Coastal Association Only</u>	<u>Association Wind Insurance*</u>
201	13,908.00	13,908.00		5,904.56
203 #	27,810.00	11,580.00		364.37
204 #	37,530.00	32,463.00	17,783.71	6,473.11
301 #	70,260.00	27,000.00	19,578.98	15,923.43
302 #	27,210.00	21,810.00	9,908.06	7,056.86
307	32,340.00	32,340.00	17,433.06	15,777.25
401 #	95,252.40	102,600.00	28,648.06	15,503.70
407	24,270.00	24,270.00	18,078.06	16,093.09
501	57,466.80	57,466.80	28,828.06	29,869.12
506 #	58,200.00	24,096.00	26,583.32	10,399.39
507 #	58,200.00	66,736.80	37,106.94	28,325.20

# Less Damaged Units

- Coastal estimates significantly lower than DDG in most cases

**Pointe South Condominiums**  
**DDG Condo reconstruct analysis**  
 Floors 2-5

<u>Unit</u>	<u>DDG Total</u>	<u>Initial Estimate</u>	<u>Coastal Association Only</u>	<u>Association Wind Insurance*</u>
202	-	-		290.30
205	1,980.00	1,980.00	650.00	906.01
206	4,248.00	4,248.00	450.00	364.37
207	1,800.00	1,800.00		867.47
303	924.00	924.00	180.00	364.37
304	-	-		290.30
305	924.00	924.00	250.00	906.01
306	-	-		290.30
402	2,412.00	2,412.00	480.00	523.43
403	2,541.00	2,541.00	750.00	808.48
404	-	-		373.58
405	1,812.00	1,812.00	2,075.00	669.17
406	3,606.00	3,606.00	450.00	1,576.18
502	-	-		290.30
503	-	-		831.94
504	-	-		290.30
505	3,060.00	3,060.00	870.00	3,270.11



# Who Pays What?? 1/2

**Pointe South Condo Association  
 Floors 2-5 Who Pays What Schedule  
 August, 2024**

A - Association  
 O - Owner

<u>Item</u>	<u>Responsibility</u>	<u>Notes</u>
Demolition	A	Original ServPro removal of damaged/moldy items
Mold analysis/remediation	O	Anticipate that this may be required before opening Pointe South
Air-handler & Ductwork	A	If damaged in the storm, otherwise Owner
Hot water heater - replace damaged	A	If physically damaged during storm
Hot water heater - age related replacement	O	If owner decides to replace due to age
Electrical - rough	A	Includes wiring within walls & outlets
Electrical - finish	O	Light fixtures, etc
Insulation	A	

# Who Pays What?? 2/2

A - Association  
O - Owner

<u>Item</u>	<u>Responsibility</u>	<u>Notes</u>
Paint - Primer	A	
Paint - Finish coat/s	O	
Storm shutters - replace damaged	A	If damaged in the storm, association covers cost
Storm shutters - clean/lube	O	All shutters will have to be cleaned to ensure proper operation going forward - future storm safety
Sliding glass doors - replace damaged	A	
Sliding glass doors - lube or replace wheels	O	
Doors - Exterior	A	
Doors - Interior	O	
Trim - Doors, crown moldings etc	O	
Cabinets/Countertops	O	
Flooring	O	
Removal/storage/return of furniture	O	Anticipate that some furniture will have to be removed and stored during reconstruction

# Cash Position

# Reconstruction Costs

## Costs by Project

	<u>Total Cost</u>
Demo	1,538,986.50
Temp Power	450,165.51
Garage Level & General Bldg	918,311.20
Roof	454,987.00
Condo	1,620,370.42
Lanai	539,524.00
Office	103,230.40
Elevator	277,963.28
Bldg Painting	150,000.00
Appliances	33,614.06
Seawall	143,425.00
Driveway & Drainage	258,364.00
Pool	480,000.00
Chickee Hut & Grill	32,900.00
Landscaping	215,754.00
Outdoor Furniture	93,118.44
Other	31,036.80
Grand Total	<u><u>7,341,750.61</u></u>

## Costs by Contractor

FSG	1,884,266.62
DDG	1,019,185.20
ServPro	1,202,446.23
Crowther	413,050.00
Coastal Association Services	211,853.04
Severyn HVAC	161,867.09
Price Electric	394,291.09
Bitting Electric	313,831.31
Reflow Plumbing	93,918.00
Romano Shutters	128,415.00
TKE Elevator	276,268.28
Aqua Illusions	480,000.00
Tidewater Landscaping	283,894.00
Florida Life Safety	88,513.25
Southern Cross Tiki Huts	17,900.00
RLG Engineering	10,700.00
Lowes/Owner	33,614.06
Not yet determined	243,118.44
Other	84,619.00
Grand Total	<u><u>7,341,750.61</u></u>

# Payments To Date

- The schedule at right shows all payments made by Pointe South to our various contractors
- On the following slide these payments are roughly categorized by the project they relate to – not a perfect science


<u>Classification of checks written</u>	
ServPro	1,202,446.23
FSG	1,705,860.01
Roof	375,500.00
DDG	988,423.32
Coastal Association	18,452.50
Consulting & Appraisals	40,904.65
Windows	37,952.16
Florida Life Safety	88,513.25
Office furniture	18,523.06
Electrical	600,855.09
Plumbing	102,345.00
Pool	380,782.53
Appliances	33,614.06
Shutters	98,030.00
HVAC	156,867.09
Elevator	215,293.71
Chickee Hut	17,900.00
Termites	16,500.00
Landscaping	113,500.00
Temporary fencing	21,836.80
Other	1,820.00
Total	<u>6,235,919.46</u>

# Costs to Complete

- After reclassifying certain payments to reflect overlaps of work done by contractors, an estimate of the costs to complete by project results
- While this is an estimate, it is believed to be fairly accurate
- The following slide shows we have \$1.5M in cash
- Good news – No further assessments anticipated at this time!!

Costs by Project	A	B	C	D	A-D
	<u>Total Cost</u>	<u>Payments to date</u>	<u>Reclassifications</u>	<u>Total</u>	<u>To complete</u>
Demo	1,538,986.50	1,202,446.00	336,540.50	1,538,986.50	-
Temp Power	450,165.51		450,165.51	450,165.51	-
Garage Level & General Bldg	918,311.20	2,538,478.00	(1,505,717.01)	1,032,760.99	(114,449.79)
Roof	454,987.00	375,500.00	79,487.00	454,987.00	-
Condo	1,620,370.42	1,299,724.00	100,000.00	1,399,724.00	220,646.42
Lanai	539,524.00		539,524.00	539,524.00	-
Office	103,230.40	18,523.00		18,523.00	84,707.40
Elevator	277,963.28	215,294.00		215,294.00	62,669.28
Bldg Painting	150,000.00			-	150,000.00
Appliances	33,614.06	33,614.00		33,614.00	0.06
Seawall	143,425.00			-	143,425.00
Driveway & Drainage	258,364.00			-	258,364.00
Pool	480,000.00	380,783.00		380,783.00	99,217.00
Chickee Hut & Grill	32,900.00	17,900.00		17,900.00	15,000.00
Landscaping	215,754.00	113,500.00		113,500.00	102,254.00
Outdoor Furniture	93,118.44			-	93,118.44
Other	31,036.80	40,157.00		40,157.00	(9,120.20)
				-	-
Grand Total	<u>7,341,750.61</u>	<u>6,235,919.00</u>	-	<u>6,235,919.00</u>	<u>1,105,831.61</u>

# Bank Balance at 8/4/24

Home		
<b>ACCOUNTS</b>		⋮
<b>Business Cash Visa 0484</b> ⋮		
<b>Basic Business Checking 8715</b> ⋮		
Available Balance	<b>\$2,972.28</b>	
Current Balance	\$2,972.28	
<b>Basic Business Checking 9101</b> ⋮		
Available Balance	<b>\$7,118.98</b>	
Current Balance	\$7,118.98	
<b>Business Banking III 7032</b> ⋮		
Available Balance	<b>\$837,710.38</b>	
Current Balance	\$837,710.38	
<b>Business Checking 9136</b> ⋮		
Available Balance	<b>\$268,137.67</b>	
Current Balance	\$268,137.67	
<b>Premium Money Market Savi... 19...</b> ⋮		
Available Balance	<b>\$414,877.55</b>	
Current Balance	\$414,877.55	

Total Cash in Bank at 8/4/24 - \$1,520,725 (excludes reserves)

# Milestone Survey



# Milestone Survey – Beryl Engineering

- New statutes in the state of Florida resulted from the Miami condominium collapse.
- Short version - it requires a Structural Inspection (SIRS) before December 31, 2024
- The inspection will define
  - What needs to be reserved for – basically all structural safety capital items in excess of \$10,000 (excludes pools etc)
  - The reserve requirements and funding for such items
- The reserves and related funding process cannot be waived
- Beryl Engineering has been selected to perform this assessment - \$7,650



# Annual Meeting

- In light of the storm and other uncertainties, the board has decided to hold the annual meeting on December 7 as a Zoom meeting

# Reopening & Rental Program

- It is still our target to be open for rentals on Jan 1, 2025

	<u>\$/night</u>	<u>Votes</u>
• Rental rate voting	\$ 500.00	7
	\$ 520.00	5
	\$ 540.00	6

- Based on the voting the Board elected to go with \$520/night or \$3,640/week for 12/21/24 → 4/26/25
- \$320/Night for the rest of the year
- Renters will pay linen, cleaning fees and credit card costs
- Kristin is working on getting rental program up and running by end of August
- Communications planned to renters
- Beach Talk Radio “ads”
- Facebook

# Owner Communication & Visits

- Communication

- Numerous owners have called Kristin to get updates on construction
- Please note that Kristin and Willie are fully engaged in coordinating the construction with our numerous contractors and these calls divert their attention from getting the project completed
- All communications need to be via email through Pam Kroese. Pam will route the inquiries to the appropriate people for answers

- Owner Visits

- Must be coordinated through Pam and scheduled during normal site supervision hours.

**Thank you!**