

POINTE SOUTH CONDOMINIUM
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POINTE SOUTH OF FT. MYERS BEACH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD MEETING Thurs August 29th, 10:00am est.

HELD VIA ZOOM

The Pointe South board meeting was called to order by President, John Lange at 10:00am est. Roll call was held, and a quorum was ascertained. Larry DenHerder was absent and Carol Vonhoff was in attendance to discuss reservation program. 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 Par Kroese, all agreed.

Old Business:

1) Reservation Program

- Kristen and Carol are working on the reservation program. We have access to the Escapea program. We still have to enter the fees, ie credit card charges, linen etc.
- Kristen will set up a training session with Escapea to learn how to set things up.
- we hope to send past renters an email as to when the system will be open for reservation so they can have first option at dates
- photos of units will need to be taken and uploaded to the website for the rental program
- also need to complete the rental contract needs to be finalized and uploaded in program

2) Electrical Overruns

- Bob is itemizing all the electrical invoices from DDG and noticing an overage from the original budget numbers.
- a request has been sent to DDG to break down each of the invoices to determine overage
- KDS is holding off connecting the discount until receives 50% of his invoice to DDG.
- Kristen is reaching out to DDG to clarify invoices

3) Reconstruction Update – see attached Rebuild To-Do's & Status dated Aug 28th

Additional notes:

Price Electric – require electrical drawings for 100 building lower level. Kristen to call RLG if they did up drawings

FSG – boxing in of electrical meters requires a permit and FSG will file for one

Severyn – there are a few units that require either new duct work and/or handlers. Board is following up with Severyn for back up on condition of the duct and handlers to verify reason for replacement. If duct work was damaged as a result of Hurricane Ian, then replacement of ducts will be covered by association otherwise owners responsibility.

4) DDG & 1st floor Update – *see attached Rebuild To-Do's & Status dated Aug 28th*

5) Units on 2-5 floors– *see attached Rebuild To-Do's & Status dated Aug 28th*

Additional Notes:

- proposal received from Coastal today and Board is reviewing
- d) Unit Items – we have not received any feedback from Fred Maddox of Ambient Drying Systems, so will be looking into arranging for another company to do evaluation of condition of furniture in major damaged units on 2nd – 5th floors.

6) Ironclaim Update

- no further current update

7) Certificate of Occupancy List Status and Timing

- Kristen sent a link for Obtaining Certificate of Occupancy.
- after looking at the list there is still a number of items that require completion and cannot be completed until other work is done.
- will work on those outstanding items

8) Appliance Delivery

- has been pushed back to October 2024

9) Owner Meeting and Board Candidates/Elections

- owner meeting is fast approaching and as of yet no one has shown any interest in putting their name to run for the board
- Bob sent an email to finance committee to see if anyone interested

10) General Comments from Board

- no further comments from the board

11) Motion to adjourn meeting

- a motion was made by Bob Weber to adjourn at 1:30pm, seconded by John Lange