

Pointe South Condo Association
Rebuild To-Do's & Status
As of 8-28-24

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. **-Complete!!**
 - ii) Once meter banks are reconnected, unit owners will have their meters installed. - **Complete!!**
 - iii) Unit owners will need to re-notify FPL to schedule their meter hook ups. **Complete!!**

- b) TO DO:
 - i) Light fixture installation
 - ii) Laundry wiring
 - iii) 100 building lower level wiring
 - (1) 8/28 - RLG drawings sent to Jay. He needs light locations and markups. Who needs to do this?
 - iv) Sign light - Line is broken, they will run their sleeves when work is happening in the parking lot.
 - v) Miscellaneous garage level wiring
 - vi) Elevator room A/C wiring will be coordinated with Severyn.
 - vii) Turtle lights & stairwell lighting -
 - (1) **8/29/24: Exit signs delivered, waiting for turtle lights, then they will start to install.**
 - viii) Emergency Exit signs at stairwells

2) FSG - ALL PERMITS PROACTIVELY EXTENDED

Erik Peterson - 239-707-0585

- a) Sea Wall ([Permit 241327](#)) - Delayed by turtles, permit has been extended

- i) **8/9**, only 1 nest has been relocated.
- b) **Stairs** (Permit 235527) - RLG has revised the drawings to resubmit with the permit. FSG will form and pour the stairs. - Drawings have been re-submitted.
 - i) **8/9/24**: The updated drawings in review with FMB.
 - ii) **8/28/24**: Still in review
- c) Leaking Roof Vents -
 - 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.
 - ii) **8/9/24**: Kristin & Willie met with Erik, he has contacted Crowther to fix 7 vents total on the roof. They will extend the "gooseneck" to block water entry. 501 had 4 separate leaks from vents.
 - iii) **8/29/24**: Crowther is on sight fixing final leaks from vents.
- d) **Truss Repair** - 1" plywood not available as spec'd so FSG has an agreed solution with Josh Cravelle Consulting to double up 1/2" plywood. Crew scheduled for repairs on 7/26/24. -8/15 **COMPLETE, Josh approved repairs.**
- e) **Breakaway Walls** (Permit 234687)
 - i) Owner closets & 2 openings on the north wall will proceed when electric & HVAC work is complete. - **Permits extended**
- f) Enclosure around electrical meters?
 - i) **8/9/24**: Meeting with Erik, FPL requested that the meters be boxed ASAP to prevent rusting and corrosion from salt water exposure.
 - ii) **8/28/24**: Erik can do the work, but wants to know if we want to add it to the permit or start it now?
- g) Laundry Room Wall - will be completed after the elevator is done.
- h) **Restoration Repair**:
 - i) Elevator Header -
 - (1) 8/1/24 Permit requests will be submitted to the city for restoration. Erik will update us on a time frame for approval.
 - (2) **8/9/24** - Request has been submitted for over a week, still in review with FMB

(3)

- ii) NW Corner of building at garage level - This will go with
- 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 - **Done**
 - (a) 8/9/24: Waiting on permit.
 - (b) 8/28/24 - FMB has asked for more cost detail. FSG is getting that together and sending it this week.
 - (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
 - i) **8/9/24:** This will be complete when the crew comes in to install the windows.
- k) Windows @ North & South ends of building- 101-501 & 107-507 stacks
 - i) **8/12** Erik is waiting on his office to approve the proposal and will send asap.
 - ii) **8/9/24:** FSG's window permit is still in place. Erik will be providing a proposal next week for 20 windows.
- l) 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 - 8/28/24 - Permit in review
 - (2) The 100 building lower level design for walls, doors, outlets etc. - See notes above under Price
- m) 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.
- n) FSG drainage system
- o) 8/5/24 Tropical Storm Debby:** Some leaks in windows and roof for FSG to review asap. - **One small leak in 501 after last rain.**
 - i) See notes above.

3) Cravelle: Josh 239-990-4972

a) FSG - drainage systems installation

Permit # 2024019

- i) 7/31/24 Drawings submitted to the city and fee paid.
 - ii) **8/9/24: Waiting on approval from FMB**
- b) Contracted to prepare details for:
- i) Header detail above elevator ground floor doorway - **Turned in to FSG 7/29/24 & has been submitted to FMB.**
 - ii) Repair detail for NW corner of the building - **Done**
 - iii) All other typical concrete restorations details. - **Done**

4) Severyn

Miguel - 239-682-4266

- a) Finish HVAC air handlers in 101-107 & office: -
- i) Delayed by KDS no show to finish disconnects (8/9, 8/12, 8/13, 8/15, 8/16, 8/19)
 - ii) **8/28/24 - Work will continue upon a 50% deposit to KDS. Previous KDS invoice's being off budget and in review before an issuance of the deposit.**
- b) Shelf needed in 101 - 107 & office HVAC closet. **COMPLETED 8/9/24**
- c) 104 piping and dry wall to be finished. **COMPLETED 7-25-24**
- d) All coolant lines to be done on floors 2-5 - **COMPLETED**
- e) Condensation lines will be installed by Buckeye.
- i) Severyn said a plumber typically does this work. Buckeye will be completing this portion of the job.
 - ii) **8/9/24: No word from DDG when Buckeye will be scheduled. 8/28/24, Unsure of if Buckeye was scheduled or not.**
- f) The following units need to have new duct work & handlers:
- i) 204, 301, 307, 401, 407, 501, 506, 507
 - ii) **KH did walkthrough, notes as follows:**
 - (1) 201 - DDG is asking who's responsible. TO DISCUSS
 - (2) 204 - Appears partial duct work exposed, but to fully replace means ceiling removal. Could be a 50/50 owner and association split. TO DISCUSS
 - (3) 301 - All duct work is exposed and filthy. Should be covered by HOA

- (4) 307 - Only duct work showing is above HVAC closet. No duct work requested. Scope should only be the install of air handler.
- (5) 401 - Unit completely gutted. Duct work should be covered by HOA
- (6) 407 - Duct work looks brand new, only install of air handler required.

- g) Need split pack A.C. in elevator room on lower level
 - i) **8/9/24:** Miguel will be getting this scheduled and coordinated with Price.

5) Reflow

- a) Is there an open invoice? - **PAID**
 - i) **8/9/24:** Invoices were going to a non-existent email. Invoices were approved for Miranda to issue payment. Miranda paid 8/8, checks are in the mail.
- b) Water booster pump?
 - i) Devon is waiting for expansion joints to come in and then the Boost Pump work will be scheduled.
- c) Other water or waste line work?
- d) **Proposal:** Currently reviewing w/ the board for gaps or duplications)
 - i) Need ground level sinks in the community room, maintenance room & public laundry room.-
 - (1) **8/9/24:** Kristin will follow up on the updated proposal.
 - (2) **8/14:** Devon was out of town and will be back 8/16 to re-work the proposal, schedule final walkthrough, and give KH a date to start Booster Pump.
 - (3) **8/28/24:** Devon met on site with KH & Willie, he has his full scope of work and will be sending the updated estimate asap.
 - (a) Also, KH has requested that he send a separate proposal for the first floor units' water heaters and condensation lines.
 - ii) Laundry hookups in public laundry room:
 - iii) washer/dryer hookups & sink in house keeping room

6) Romano Shutters - Claudio 239-440-7195

- a) Newly installed shutters- **8/16 - Complete**
- b) Cleaning of all remaining units ? -
 - i) **8/28/24: Date requested for cleaning**
- c) Storm door quote
 - i) **8/28/24: Proposal requested**

7) Tidewater Landscaping - Jeff 239-770-5970

- a) Moved & leveled sand on beach side - **Done**
- b) Landscape lighting & sign light- **Looking to start some landscaping on 9/5/24**
 - i) **8/27/24: Tidewater matched Aqua Illusions proposal to remove sand from pool pavers caused by TS Debby since they will already have their equipment on site.**
- c) Waiting on turtles to hatch
- d) Well pump replace - **Done**
- e) Parking Lot -
 - i) **Pavers will be in early-mid October. Jeff may be able to have the pallets held for a few weeks if needed while the drainage system is completed.**

8) RJ Evans Drainage

- a) Engineering - **Submitted on 7/19/24**
- b) Permit? - **No permit number yet**

9) Milestone Study

- a) All info to vendor -
 - i) **John is providing information requested to get study started.**
(1) Status?
- b) Study
- c) Engineering

10) Aqua Illusions - Pool

- a) Fence (**Permit # 241767**)
 - i) **Permit status? - In Review**
- b) Wiring - **Done & Power to the pump confirmed.**
- c) Pump water out
- d) Resurface
- e) Fill

11) Fire Alarm

- a) Install all annunciators (horns) in all units - **90% done, only units without drywall still need to be completed.**

12) Elevator - TKE

- a) All wiring and buttons replaced - **Complete**
- b) Cab to be installed after tower repair - **Pending Restoration permit**
- c) Elevator room split pack air
- d) **Hurricane Debby:** Email from Richard at TKE, items that will need to be replaced that took water due to flooding underneath the building.
 - i) **8/28/24:** Revisions to change order for replacement of items needed.

13) DDG

- a) Office:
 - i) Air Handler to be installed
 - ii) Electrical to be installed such as lights, fans, outlets, etc - **Lights & outlets complete.**
 - iii) Bathroom fixtures to be installed -
(1) Kristin & Willie working on this
- b) 101-107
 - i) Showers
 - (1) Tile installation - **Almost done**
 - (2) Benches installed - **Almost done**
- c) Kitchens
 - i) Home Deko has received several signed and approved drawings and kitchen installs will start getting scheduled - **See update below**
 - (1) 8/9/24:** Joe has said 104 was being handled by a separate company. Robert of 104, is confused, need to confirm what is happening with their kitchen & what contractor is being used?
 - (2) 8/27/24 -** Kitchen cabinets have been moved out to allow KDS to correct electrical outlets for the dishwashers and the outlets covered by refrigerators to be moved.

- d) **Deadline list for all items to be complete by 10/8/24:**
- 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 to be complete. - John approved push back date to **8/6** due to delay in permanent power.
 - (a) **Deadline missed**
 - (i) **8/27/24** - KDS has requested a 50% deposit after starting the job.
 - (2) Cabinet measurements, drawings completed and approved by the owner. (excluding 106) - **Deadline missed**
 - (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. As of 8/9, not complete. Crown not delivered for 102, 106 & all kitchen trays. Door trim missing around closets.
 - (1) **8/19: Still not complete**
 - iv) **August 9:** Shower framing and tile install to be complete. - **Deadline Missed. 103, shower bench still needs to be set with concrete.**
 - v) **August 16: (All have been paid for on previous invoices)**
 - (1) **102:** Damaged shower head replaced and on site ready for install. - - **Deadline missed**
 - (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.- **Deadline missed**
 - (3) Caulking for floors on lanais and at the slider door tracks to be completed. - **Almost complete, held off one day because of shutter install.**

- vi) **September 1:**
 - (1) Kitchen Cabinet install complete
 - (2) All HVAC ductwork and air handlers installed and complete
 - (a) Delayed by KDS no show to finish disconnects (8/9, 8/12, 8/13, 8/15, 8/16, 8/19)
 - (i) **8/28/24:** KDS is now requesting a 50% deposit. See notes about invoice inconsistencies. Breakers are not installed in panels for the air handlers.
- 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.

e) DDG Punch List Items Per Unit:

i) Overall:

(1) KDS -

(a) Electrical outlets in the

(b) Has only completed 3 bays for disconnects, 4 left to complete This delay affects our entire building.

(i) KDS is now requesting a 50% deposit. Due to issues with budget overages for electrical, we cannot release a deposit until this is resolved. We need detailed invoices from KDS

(2) Walls/ Texture/ Painting: Final paint will not be scheduled until the drywall work, floating of walls and the texture is completed. The walls and kitchen ceilings have been beat up with the trim and cabinets, including the globs and screw pops that were mentioned prior to the first round of painting. Rio's & DDG all requested to do it afterwards.

(3) Willie - completed the painting of the shelves in HVAC closets (Carlos painter never showed up) Spent a total of 9

hours between priming and painting the shelves. **DDG to compensate Pointe South for the time paid to Willie to do the work totaling \$180.00.**

(4) **Office:**

- (a) No wiring was run for the thermostat - Severy is doing this.
- (b) HVAC closet door and trim to be spackled and painted.

(5) **Closets:** DDG plans to use wire shelving in closets that were not in any of the units. This will need to be discussed with the owners as discussed months ago. Also, closets were supposed to be trimmed.

(6) **Kitchen:** Have the owners selected if they want trim in the kitchen ceiling around fans? Cabinets will need adjustments and swap out any damaged drawers and doors.

(7) **Billing:**

- (a) KDS invoices in review
- (b) Maria has asked KH to go through all door & trim invoices due to confusion of what was delivered, not received or was extra.

f) Unit 101:

- i) - Trim not started
- ii) - Correct doors not delivered yet
- iii) - Shower done
- iv) - Kitchen, not complete (Owner response to update photos, and incorrect shelf in dining area and missing lower cabinet)

g) Unit 102:

- i) - Trim not complete
- ii) - Crown not delivered yet (this one was the one with a small delay due to low stock)
- iii) - Seems apparent in ceilings
- iv) - Kitchen not complete
- v) - Shower - Bench was supposed to be a full bench, not corner. **DDG to fix this.**
- vi) - 1 pocket door missing

h) Unit 103:

- i) - Trim, some is still missing in places
- ii) - Kitchen not complete. Corner bead knocked off of the wall.

- iii) - Seems apparent in the ceiling
- iv) - Shower - Done
- v) - Master bath has big gap at the door

i) Unit 104:

- i) - Kitchen - not started
- ii) - Trim not complete
- iii) - Texture - Seams visible in ceiling
- iv) - Doors missing 2 pocket doors
- v) - Shower done, but drywall at the shower/toilet wall need to be taped, mudded & textured

j) Unit 105:

- i) - Trim mostly done
- ii) - Kitchen not complete
- iii) - Shower seat on bench and tile on step in to be completed

k) Unit 106:

- i) Trim & Showers - Done
- ii) Kitchen and baths with separate contractor.

l) Unit 107:

- i) - Kitchen to be completed
- ii) - All doors need to be corrected
- iii) - Base mostly done

14) Floors 2-5: TBD after meeting with Coastal -

- a) 8/5 Waiting for an update proposal from Troy before signing with Coastal as mentioned in the 7/31 meeting.
- b) **8/28/24:** KH spoke with Barb and Coastal just received their last proposal from their electrician. The revised proposal should be sent over by 8/30.
- c) **7/31/24 Meeting with Barb:**
 - i) Storage pod proposals will be provided to Kristin
 - ii) Troy will be sending and updated contract
(1) **8/19**, have not received an updated contract, but should have it by this week according to Barb.
 - iii) Projected completion date of November if all goes smoothly

d) 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.

15) Tiki Hut

- a) Constructed
- b) Needs Electrical

16) 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.

17) Garbage Fence

18) Building Outside

- a) Repair
- b) Paint

19) NTS:

- a) Window testing will be scheduled once we are back to permanent power on site.
 - i) Study started on 8/12/24, should be completed by the end of the week. And a report will be turned in.
 - ii) **TEST COMPLETE - Failed** 8/15, will receive the report next week
 - iii) **8/26/24: KH is waiting for a follow up for the report.**

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/vi
ew?usp=sharing](https://drive.google.com/file/d/1Xb2zH_LQvV-hduXVIhvGjUUEILZd7Ye3/vi
ew?usp=sharing)